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KITCHENS BEDROOMS & BATHROOMS

BRITAIN'S BEST-SELLING KITCHEN, BEDROOM AND BATHROOM MAGAZINE

JULY 2023
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AMAZING BATHROOMS

FROM GRAND MASTER SUITES TO SPECTACULAR FAMILY SPACES

INSIDE

- + How to design a bathroom like a pro
- + Bed buying made simple
- + The latest new launches and buys

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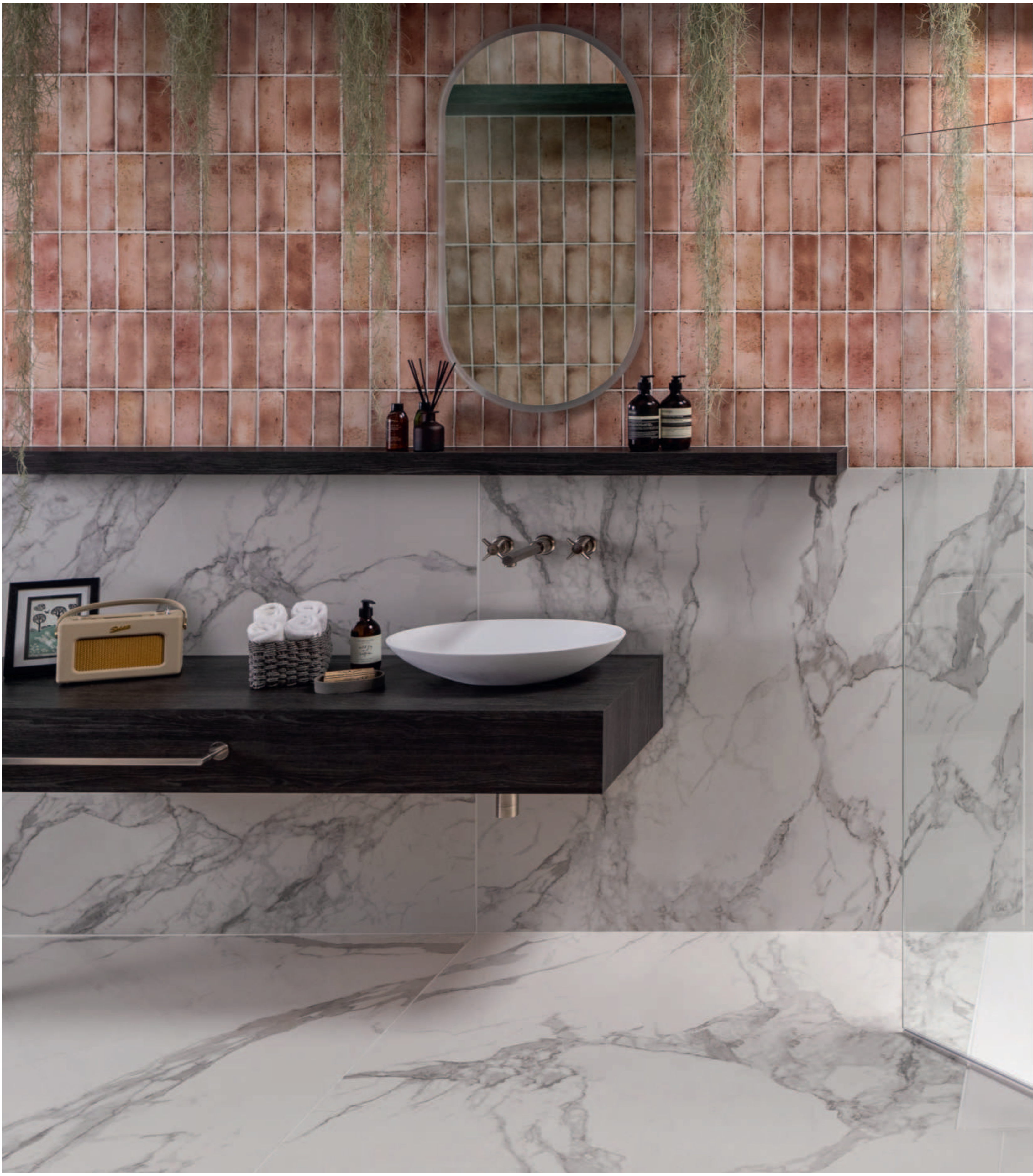

Glass EauZone Wet Room Panel with Hinge Panel. **Shower Tray** Preference Shower Floor. **Brassware** Swadling Brassware Illustrious. **Finish** Brushed Nickel.

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On the cover

A HOUSE IS ONLY A HOME IF IT REFLECTS YOUR PERSONALITY

ON THE COVER

Photography
Darren Chung

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From the EDITOR

I've spent most of my career working on interiors magazines – I'm always decorating or renovating a piece of junk furniture and am obsessed with all things to do with design – and am thrilled to join the lovely team of **Kitchens, Bedrooms & Bathrooms** as the acting editor.

I particularly enjoy talking to homeowners about the inspiration behind their projects and invariably pick up loads of new ideas for my own home. For this issue, I was delighted to meet interior designer and QVC presenter Anouska Lancaster, a self-confessed lover of vibrant colours – it's her spectacular master suite and bright pink bath on the front cover – and chat about the design of her wonderfully eclectic home, Penally House, in Cornwall. And, in Brighton, we talk to Steph and Angus Warner, the owners of Pier 1 Bathrooms, who made a beautiful polished copper bath the centrepiece for their bedroom design.

As you may have gathered there's a bit of a theme developing here. Our main focus this issue is on bedrooms, bathrooms, master suites, ensuites, and wetrooms. And if you're thinking of investing in one of these all-important spaces, make sure to have a pen handy as our special features are brimming with great ideas. We asked five designers to create a bathroom plan and, almost universally, they highlighted lighting as one of the most important features when considering the design of a bathroom.

And, if you're looking to revamp the lighting in your kitchen-living-diner, make sure to read Charlotte Luxford's in-depth feature that tells you everything you need to know. A creative and well-planned lighting design can really bring any space to life.

Enjoy the issue!

Amanda Cochrane
Acting Editor **@amacochrane**

(PS Looking for more open-plan designs ideas? Make sure to check out our Readly exclusive on the subject – find out more on p. 34)

Discover more design advice and inspiration at...
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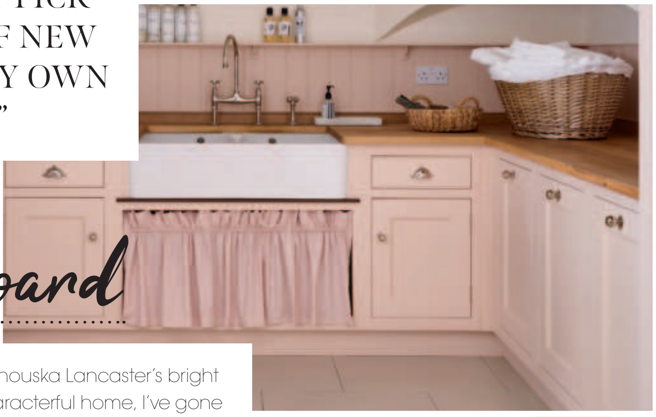
> "I PARTICULARLY ENJOY TALKING TO HOMEOWNERS ABOUT THE INSPIRATION BEHIND THEIR PROJECTS AND INVARIABLY PICK UP LOADS OF NEW IDEAS FOR MY OWN HOME."

MONTHLY *moodboard*

Inspired by Anouska Lancaster's bright pink and characterful home, I've gone for a mixture of pinks that are sure to add a splash of colour and brio to your home this summer. Keep an eye out for these lovely designs, which you'll find dotted around the issue.



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Georgina

After working in local news, trade magazines, film and TV, feature writing and interiors have always been my passion – now I get to do both. Apart from being lucky enough to visit incredible renovations, I write advice articles and bring you the latest trends in design.
@georginakbbmag

Kerrie

I joined team **KBB** in 2021. I love looking at all the gorgeous homes and could spend hours poring over all of the photography. Each time a new feature pops into my inbox, I'm eagerly awaiting it to put my design skills to the test and make it jump off the page.
@kerriecallard_design

Irina

As the content editor, you'll find me writing about upcoming trends, new launches, and how-to pieces – always with a cup of coffee in hand. I love chatting to people working on their homes and exploring industry events to bring you fresh ideas and inspiration.
@irinaiacob

Stefanie

After starting out on a newspaper in Germany and then being a reporter on a LGBT news website, I switched to **KBB** to get a glimpse into the world of magazines. I have a love for Scandinavian style and brutalism; if I could, I'd move into London's Barbican tomorrow.

Vicki

I worked on our sister trade magazine for five years before moving over to create content with the **KBB** team. I live in a tiny studio flat, so I love compact living and minimalism – more out of necessity than desire. My weekends are filled with writing and buying overpriced lattes.
@vickihopewrites

these three rooms

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HAPPY ANNIVERSARY!

Amanda and Irina celebrated 50 years of John Lewis of Hungerford at the Enrica Rocca cookery school in west London. Together with the design team, they learnt how to make pasta and experienced one of the brand's kitchens in action. On the menu: fresh tagliatelle, pesto alla Genovese, and delightful tiramisu. Buon appetito!

FOR YOUR READING LIST...

BATHROOM WALL PANELLING IDEAS

Photography: **Kelling Designs**

Looking to elevate your bathing space while adding depth and interest? Show your walls a bit of love with the help of panelling. From colourful tongue and groove to the popular fluted finish, we break down the trends in 2023 – visit **thesethreerooms.com/bathrooms** to find out more.

Catch up WITH TEAM #KBBMAG

Check out some of the things we've visited and spotted online this month

Out & about

Irina was invited to the opening of Kaiser Appliances' flagship showroom in the heart of Chelsea, London. There, she saw and experienced the brand's products and indulged in treats prepared using the innovative new appliances, including the Grand Chef built-in electric oven with air fryer technology.

In St Albans, Irina visited the opening of Blanco's brand experience centre. The grand space hosts 28 kitchen displays to showcase the Blanco Unit system (drink, prepare and clean). You can book a visit and enjoy a free consultation, where you can discover the variety of sinks, taps, and new colourways, plus a wide range of waste and storage solutions.

A DAY AT THE VINEYARD

Vicki headed to Southampton, where she enjoyed an amazing day out with Miele at Exton Park Vineyard. Michelin star chef Tommy Banks cooked a scrumptious seven-course menu – the cream turbot with strawberries was delicious – and it was paired with the vineyard's delectable English sparkling wine.

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Awards 2022
Which?
Large Kitchen Appliance Brand of the Year

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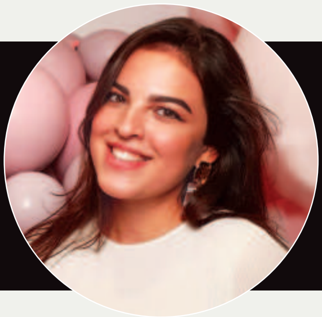
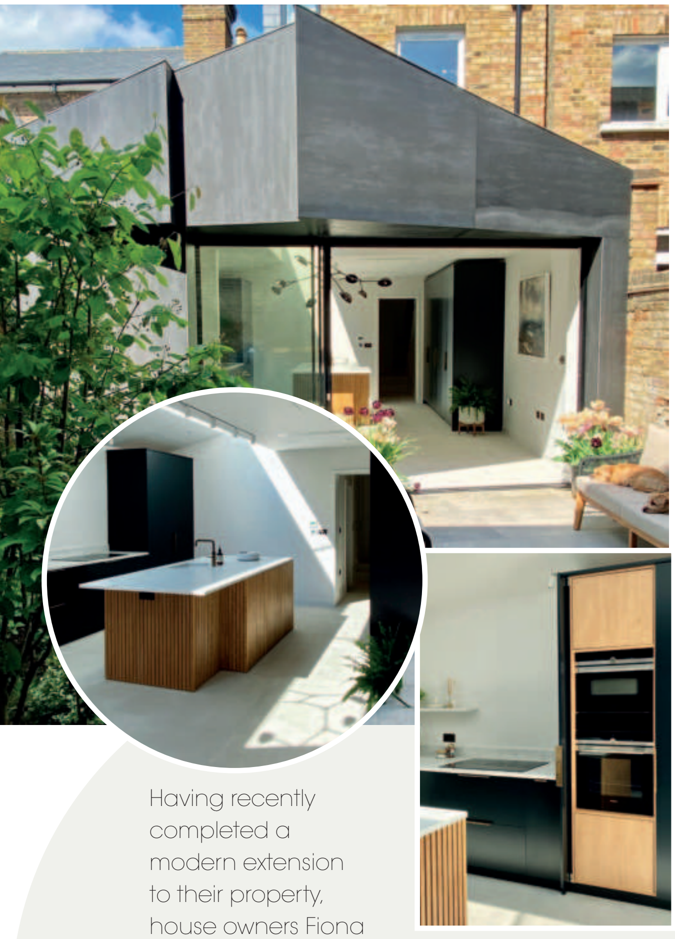
Social SPOTLIGHT

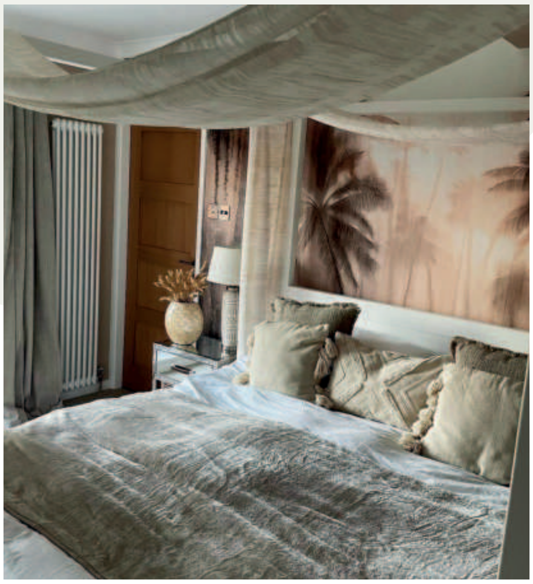
Whenever I'm on a scrolling session on Instagram, whether for inspiration or to check out the progress of my favourite renovations, I love to stop and admire our readers' beautiful projects. Here, we find out more about how their kitchen, bedroom, and bathroom designs came together.

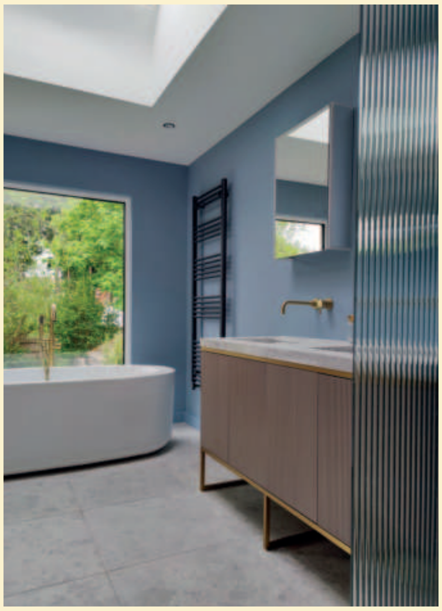




Having recently completed a modern extension to their property, house owners Fiona and Ben, of **@fromtherubbletotheritz,** were encouraged by their architect James (from Jaam Architects) to try something different to their previous Shaker-style kitchen. "We wanted a design that didn't look too much like a kitchen. So, the look was achieved with sleek, minimal, modern lines – think hidden ovens, a bar cabinet and a downdraft extractor hob," explains Fiona. The result is stylish yet practical.

Jen, of **@march_on_magnolia**, has created a relaxing scheme, which oozes vacation vibes. "We used to have dark green panelling in our bedroom, but we decided to move towards more neutral and earthy tones," says Jen. "We chose a natural wall colour and a mural, which reminds us of holidays abroad. I've also always wanted a four-poster bed, and we added the drapes to soften it and make it feel calming."





I love this calming space by Jade, of **@project_by_the_pond,** who has created a truly stunning design. From the bath near the wide picture window, Jade enjoys the most glorious garden views. The walk-in shower, situated on the opposite side of the room, has been decked out with blue metro tiles. A pale, fluted vanity unit and the sleek brass finishes complete the scheme.

Don't forget to use **#kbbmag** for your chance to feature

Simon Taylor
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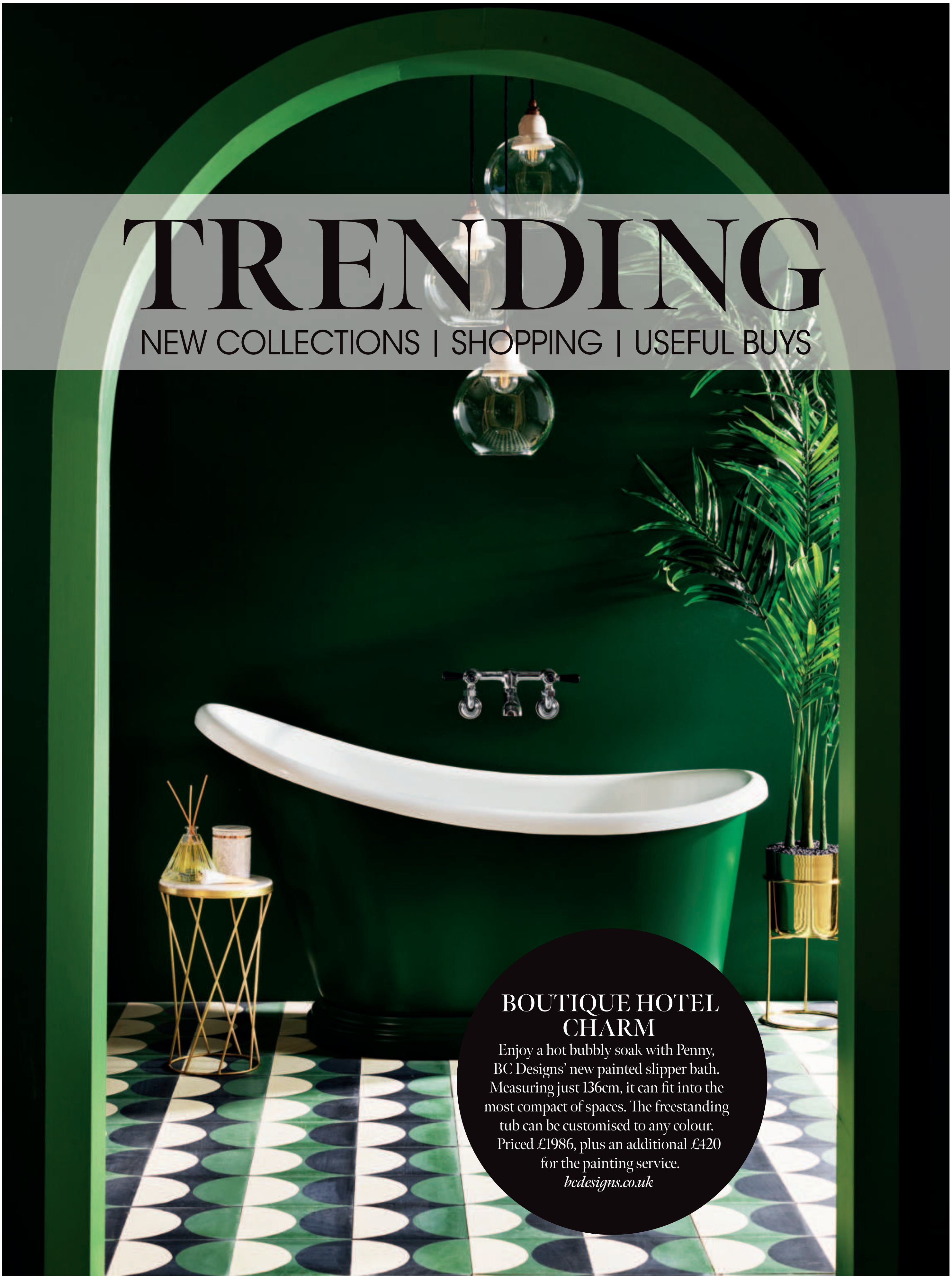
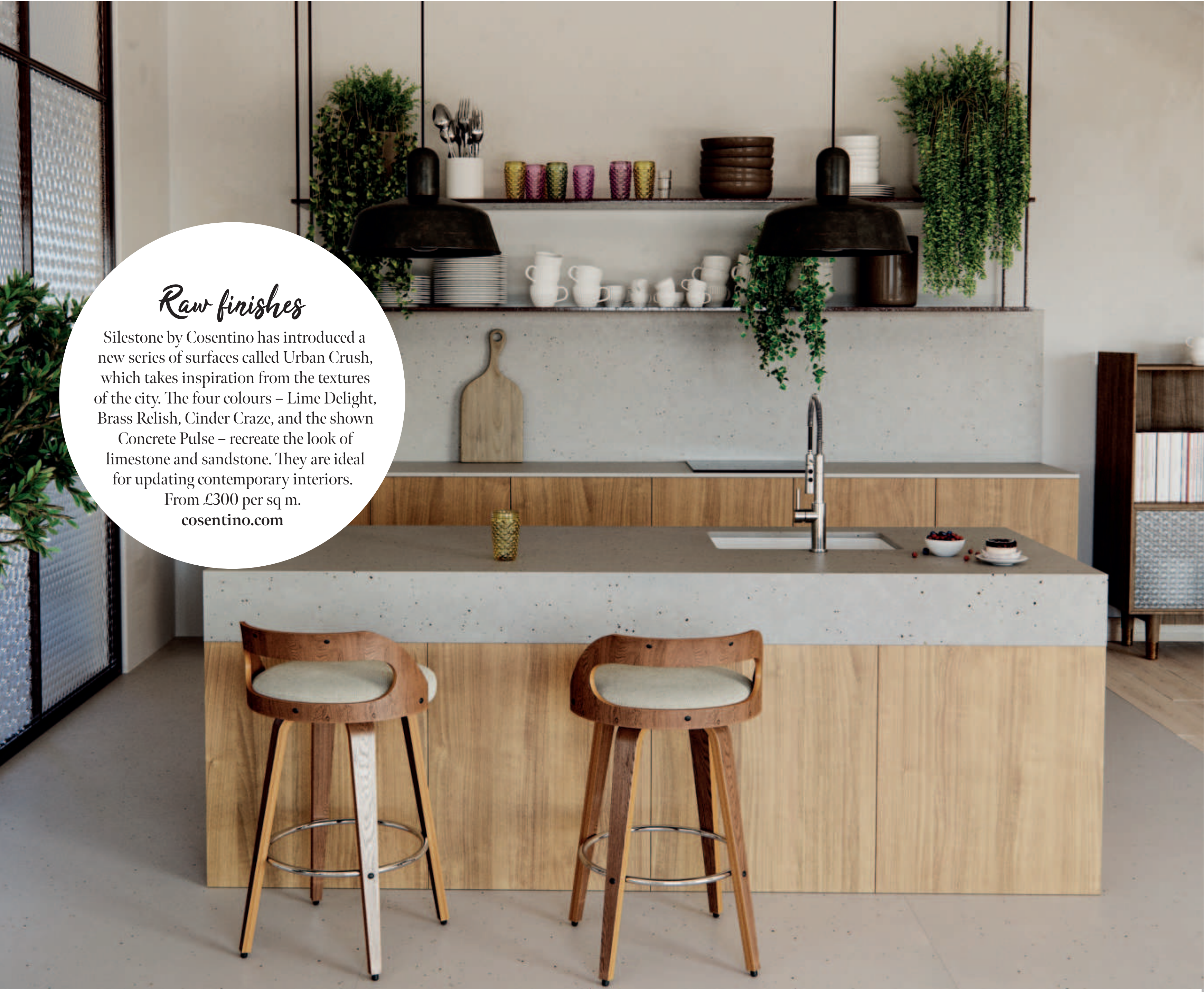


BOUTIQUE HOTEL CHARM

Enjoy a hot bubbly soak with Penny, BC Designs' new painted slipper bath. Measuring just 136cm, it can fit into the most compact of spaces. The freestanding tub can be customised to any colour. Priced £1986, plus an additional £420 for the painting service.
bcdesigns.co.uk

Words: **Irina Iacob** Photography: **Darren Chung**

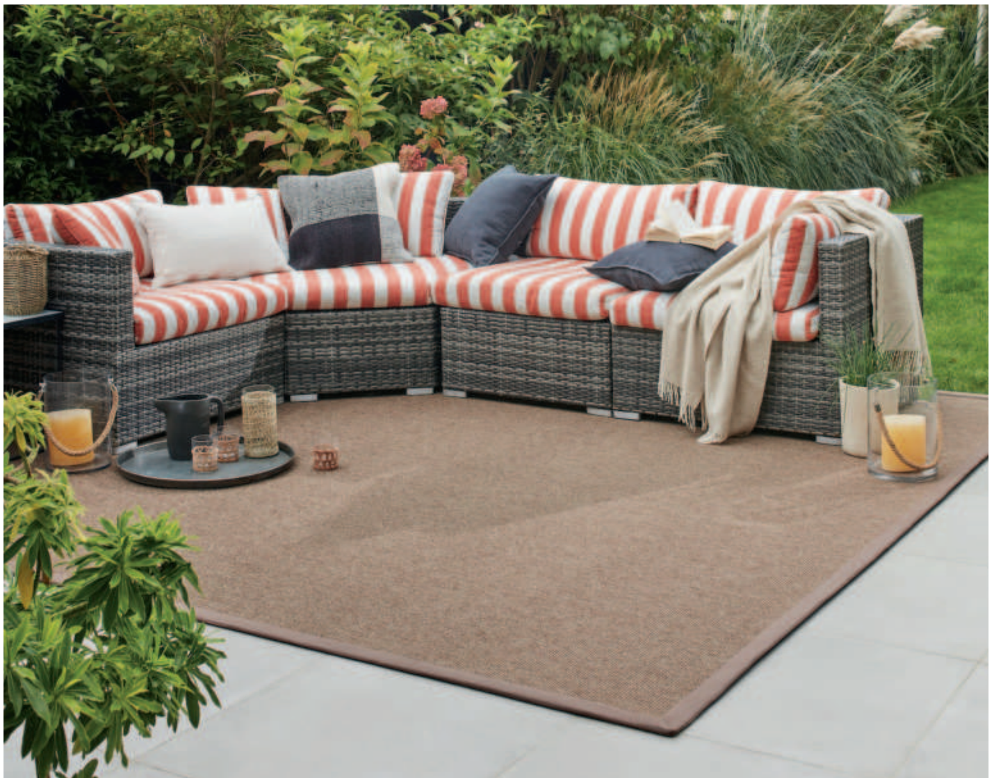


Raw finishes

Silestone by Cosentino has introduced a new series of surfaces called Urban Crush, which takes inspiration from the textures of the city. The four colours – Lime Delight, Brass Relish, Cinder Craze, and the shown Concrete Pulse – recreate the look of limestone and sandstone. They are ideal for updating contemporary interiors. From £300 per sq m.
cosentino.com

Outdoor living

Embrace the summer months with Fibre's new sisal-look EasyCare collection. The textured floor covering is made from synthetic fibres to ensure it is low maintenance and hard-wearing. Plus, it can be used to create bespoke rugs and runners. Suitable for use indoors or out, prices start from £51 per sq m.
fibreflooring.com



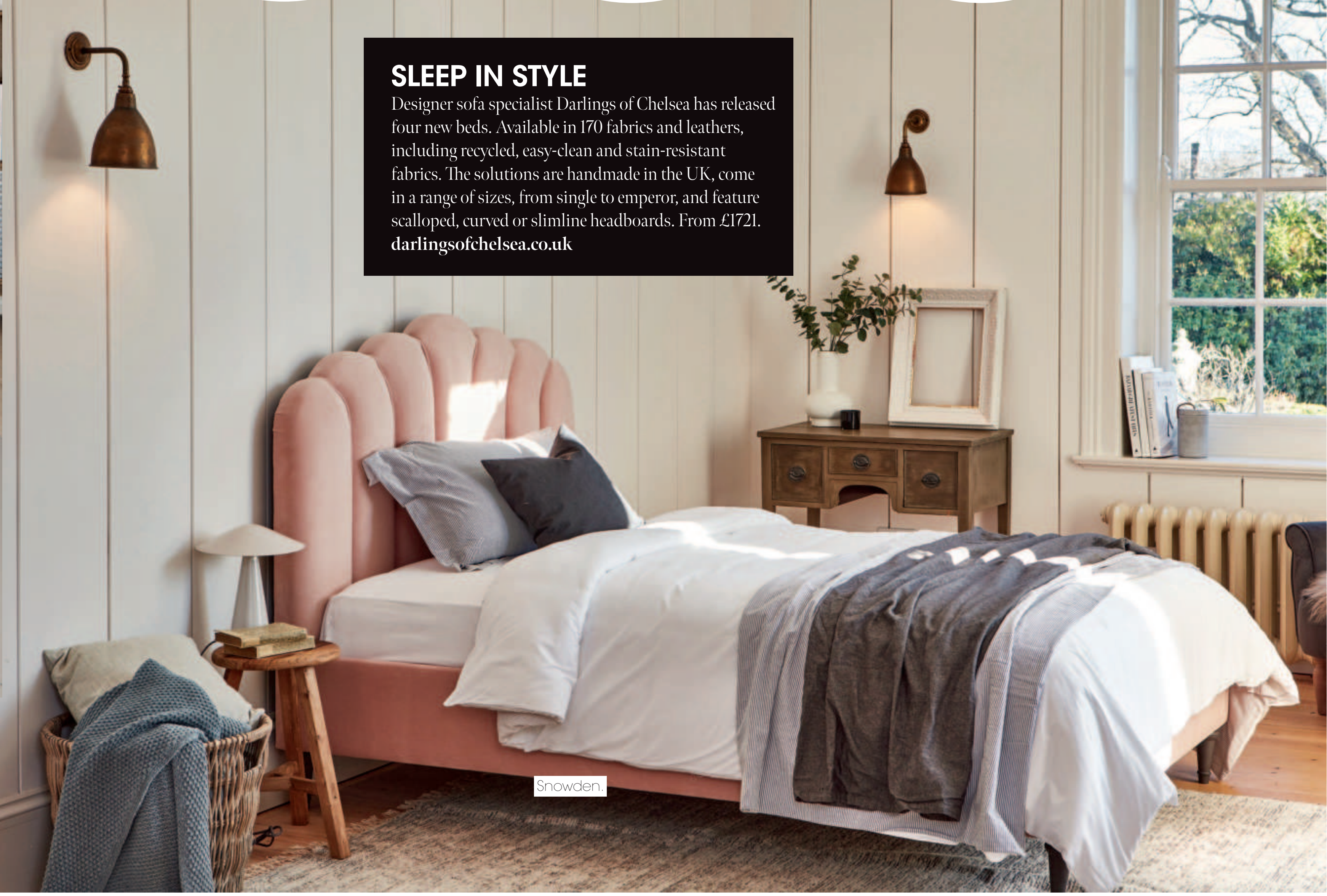
Little Hampton.

Puddletown.

Bucklebury.

SLEEP IN STYLE

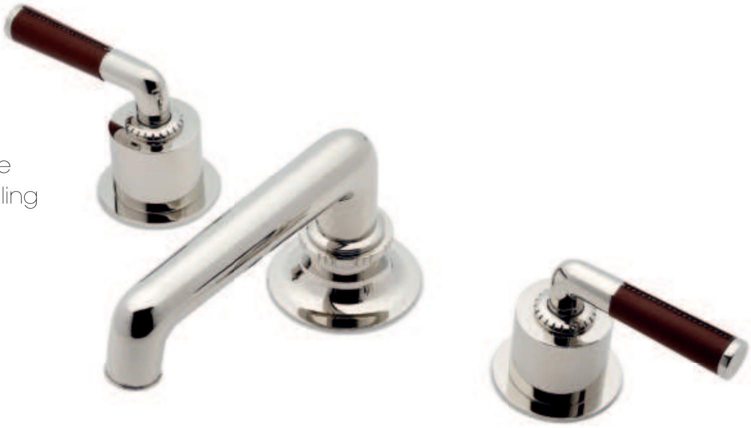
Designer sofa specialist Darlings of Chelsea has released four new beds. Available in 170 fabrics and leathers, including recycled, easy-clean and stain-resistant fabrics. The solutions are handmade in the UK, come in a range of sizes, from single to emperor, and feature scalloped, curved or slimline headboards. From £1721. **darlingsofchelsea.co.uk**



Snowden.

GLAMOROUS TOUCH

Waterworks has expanded its range of fittings with the Henry Cronos collection, inspired by luxury dive watches. The designs feature grooved bezel detailing on the tap barrels and handles. Available in a selection of metallic finishes, with American black walnut and leather options for the levers, they are sure to elevate your bathroom. From £595.20 for the Henry Chronos lever and cross handles, plus control valves. **waterworks.com**



Out & about

Looking to update your kitchen? Roundhouse has opened a new showroom on Cheltenham's historic shopping street. The space is divided into three rooms and hosts 10 displays, including contemporary cabinetry and beautiful furniture. Roundhouse kitchens start from £35,000. **roundhousedesign.com**

MULTI-FUNCTIONAL STORAGE IDEAS

Keller Kitchens has unveiled a collection of bespoke furniture designed for utility and laundry rooms. Update your space with the tall, wall, and base units – deep enough to house appliances – and the complementary interior fittings and handles. Shown here is the Bolton range in Sage Green, price on application. **kellerkitchens.com**

INSPIRATION HUB

Planning a project? Get your moodboard going with the help of **The Devol Kitchen,** Devol's first beautifully illustrated hardback book. Written by the brand's founder Paul O'Leary, managing director Robin McLellan, and creative director Helen Parker, it offers lots of advice on designing and styling your kitchen and includes plenty of inspirational imagery. Priced £40. **devolkitchens.co.uk**

The deVOL Kitchen

Cabinetry from the Classic English range. Devol kitchens start from £30,000.

SOPHISTICATED SOLUTIONS

London Basin Company has revealed Lucia, its latest design. Hand-blown and cut by Czech artisans, it is made from Bohemian crystal, one of Europe's most durable and luxurious materials. The pretty pattern bounces the light beautifully around the space, making it perfect for cloakrooms or smaller schemes. Priced £1295. **londonbasincompany.com**

Splendidly see-through

Luxury British blown glass studio Rothschild & Bickers has introduced two new colours to its Quartz collection of glass pendants and vases. Rose, a cheerful pink, and Amethyst, a serene lavender, have been designed to look like natural crystalline formations and melting ice. The pictured Quartz pendant lights are priced from £605 each. **rothschildbickers.com**

STYLISH STORAGE

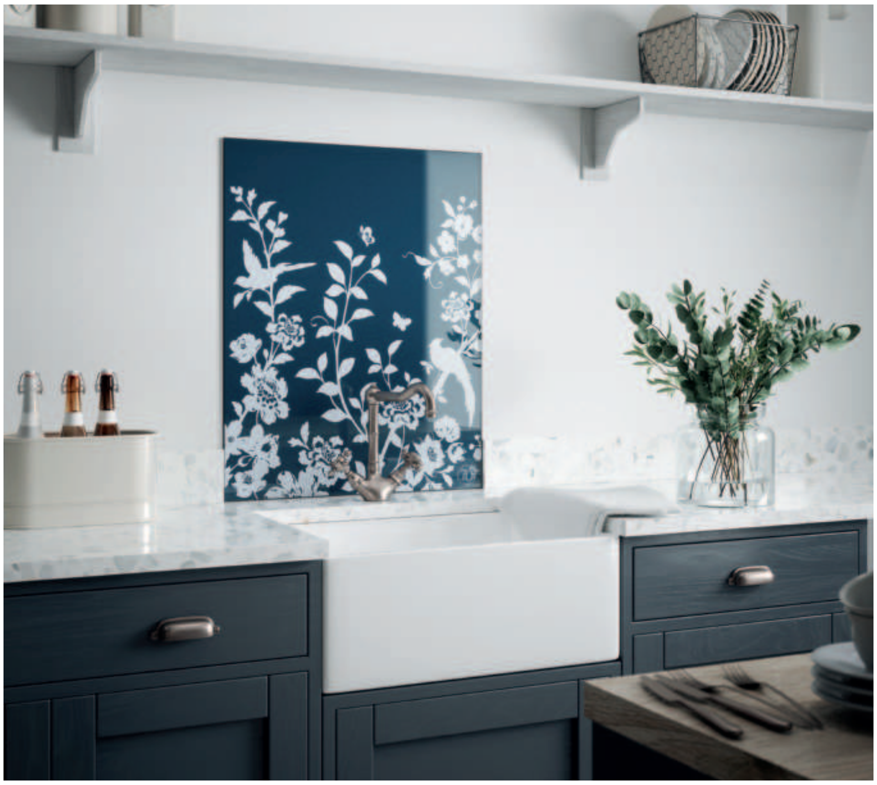
Atkin & Thyme has launched a new collection of handcrafted bedside tables, ideal for keeping your essentials organised. Shown here is the single-drawer Marrakesh design, made from acacia wood. Influenced by the geometric patterns of Morocco, it's embellished with colourful woven cotton yarns. Priced £299. **atkinandthyme.co.uk**

AL FRESCO DINING

Walton & Co has created a collection of linen textiles, which complements the brand's range of handcrafted placemats, trays, and decorative bowls. Available in standard and bespoke sizes, the tablecloths and runners are a great way to elevate your outdoor table settings. From £100 for the pure linen tablecloth in natural. **waltonshop.co.uk**

BIRTHDAY LOVE

Splashback is celebrating 70 years of Laura Ashley with a special edition – the Oriental Garden Midnight Seaspray design. Drawing inspiration from the brand's vast archive, it reworks a classic wallpaper pattern adorned with leaves and flowers on a piercing blue background. Priced £249 for a 90cm x 75cm splashback. **splashback.co.uk**



Sleek & modern

Aqualisa has added three new matt black options to its AQ mixer shower range. Available in a choice of round or square dual outlet shower column or a round bar valve option with adjustable handset, these solutions add a contemporary touch to your bathroom. Price on application. **aqualisa.co.uk**

APPLIANCE *news*

WINE O'CLOCK

Keep your favourite bottles in top condition with one of Liebherr's new GrandCru fridges. The key features include constant temperature, correct humidity, vibration-free storage, and UV protection to avoid unfavourable ageing and odours. Prices start from £1999. **home.liebherr.com**

STAR BAKER

Love batch cooking? Kitchenaid has expanded its portfolio with the Artisan 5.6-litre bowl lift stand mixer. It comes equipped with 11 speeds and a new half speed, which mimics folding by hand – perfect for delicate ingredients. Priced £749. **kitchenaid.co.uk**

SMART COOKING

The clever AI Pro Cooking technology in Samsung's Series 7 NV7B7970CAA oven recommends the precise mode, temperature, and time for perfectly cooked meals. An internal camera allows you to keep a close eye on your dishes. Shown in Satin Beige, £1959. **samsung.com**

DOUBLE DUTY

Clean, odourless air sounds good, right? Franke's Mythos Air Hub range incorporates an extractor with an air sanitisation system that removes vapours, odours, bacteria and viruses. Plus, at a 57dB noise level, it's only as loud as normal conversation. The shown Vertical Air Hub is priced £1200. **franke.com**

SUSTAINABLE *living*

ON CLOUD NINE

Feather & Black has announced its first range of mattresses made from 100% UK-sourced materials. They are fully recyclable, too, and designed to suit any sleeper's needs. Each mattress is handmade to order by the skilled craftspeople at Harrison Spinks. From £1099. **featherandblack.com**

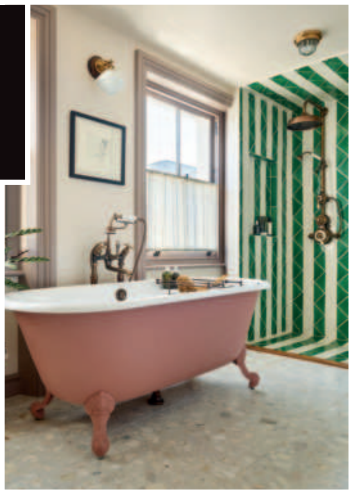
CONSCIOUS SHOWERING

German manufacturer Dornbracht has broadened its water-saving shower fittings with the new FlowReduce range. If you're concerned about the pressure, don't worry – its clever technology helps you limit waste while maintaining an optimum shower experience. Price on application. **dornbracht.com**

How it's made

From sandcasting where the magic happens to handfinishing each piece, it takes several weeks and a lot of hard work to produce each of Drummond's unique designs

A love of metallurgy and metal casting led Robert Bak to his role of bath casting manager at Drummonds 18 years ago.



Words: **Vicki Evans**

How does your day start?

Work starts at 7am, so it's always an early one for me. I have four children and mornings are very busy.

Once at work, what's the first thing you do?

As a manager, we have set weekly schedules and projects – but I always check all the machines at the casting plant when I arrive, before the working day starts. The casting process is complicated, and, as it involves melting iron at incredibly high temperatures, it can be dangerous. It's essential to monitor the machinery to ensure everyone is safe.

What are you key responsibilities in your job?

Our products are handmade by expert craftsmen, making each bath unique. I am involved in all processes, from the casting (where the magic happens) to the enamelling. A big part of my job is to ensure quality: over the years, we have perfected the process, and it's important to safeguard our production standards but also to keep raising the bar.

How did you get your job?

My background was originally in mechanics and I have always been passionate about metallurgy, particularly the use of metals in casting and forming and how they respond in different circumstances. So, when Drummonds started the bath casting process here, I immediately knew I wanted to be part of it.

What is the manufacturing process of the bathroom pieces like?

We have a small but efficient team of 15. Manufacturing our baths takes several weeks. We begin by sandcasting to form our tubs: a shape is made and encased in sand. The shape is then removed, leaving a cavity into which molten iron is poured by hand. After being left to cool, the mould is broken open to reveal the casting inside, ready for hand finishing. Next, the interior is dry frit enamelled. Coat by coat, the enamel is sprinkled onto the inner surface of the bath and then baked at a high temperature. We repeat this up to five times to achieve the glossy, durable interior finish. The process is forming, casting, grinding, enamelling, finishing and packing.

What are the challenges creating each design?

Iron's behaviour can change according to the weather. The amount of moisture in the room affects the casting, so we created a special spraying booth where moisture is sucked out of the air before we finish the baths.

Is there a particular skill you're glad you possess?

Preparing the metal for casting. Although this may sound like a simple job, mixing and testing the correct elements requires skill and expertise. Every ingredient must be just right for the process to work. It can take months of training to reach an even a basic level of understanding.

What is your proudest moment at work?

When you close the crate on a beautifully finished bath – that is always really rewarding.

What impresses people the most when you tell them what you do?

Talking metallurgy is a niche interest, but when you start explaining the process to people, they become really fascinated. Especially when they see footage of how each piece is created. KBB

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How it started

HARRISON SPINKS

Sustainability, innovation and provenance are core values for British mattress firm Harrison Spinks, reveals fifth-generation owner Simon Spinks

How did Harrison Spinks begin?

Harrison Spinks is the fusion of three businesses dating back to 1840 – Somnus, Spink & Edgar, and Harrison Beds. There have been five generations of the Spinks family leading the business.

Describe the journey from that first idea to starting trading?

We can trace the business back to the 1840s during a massive textile boom in Lancashire and Yorkshire. We reprocessed the wool and linen by-products from the textile industry, creating high-quality flocking. The irony is that we now look to make more sustainable beds while using more natural, traceable, locally sourced ingredients – I think this would make my ancestors smile.

What were the first Harrison Spinks products?

Looking back at ads from the early days, some of which are archived at the V&A, it is obvious that innovation is in the DNA of the businesses. For example, we invented tufting and boxed pocket springs. We had a product that looked like a modern topper – we even created roll-packed mattresses.

Did you always want to join the family business?

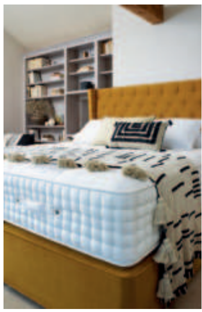
I started working in the family business at age 11 after being hoodwinked by my dad. He bought me a new BMX bike, then told me that I needed to work in the factory in the summer holidays to pay for it. It took me two summers at £10 per week to pay him back. However, by the end of that time, after initially being resistant to the idea, I knew it was where I wanted to be.

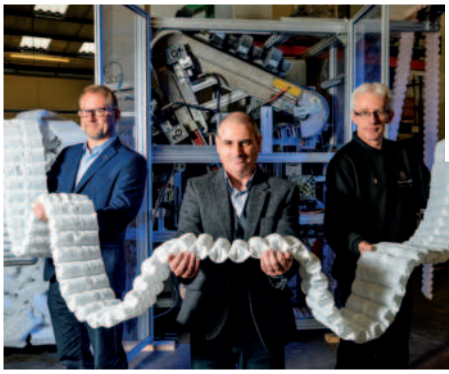
Has the business changed much since the early years?

When I fully joined, I worked in every department. It was a small family business with around 30 employees. The biggest difference, however, would be to scale; we have had unbelievable growth over the last 20 years and are now more than 600 employees. Buying our farm to provide our wool and hemp, as well as weaving our mattress fabric, are some of the ways we do things differently. As a result, we are much more able to control quality and provenance, and now we are at the point where almost everything is made in-house, making us a more sustainable business.

What was your first launch or milestone?

Manufacturing as many components as we can in-house has many benefits; one is that it allows us to know the science behind the craft. When you understand the technology, you can look at ways to innovate. This led me to develop the Revolution spring – a spring within a spring, an improvement to the pocket design that hadn't changed in more than 100 years. It creates a softer surface with a more supportive core and is now the industry gold standard. In addition, the glueless pocket spring is designed to make the spring more easily recyclable. Also, we are the inventors of the micro-coil – tiny springs that sit towards the surface of the mattress to provide unmatched comfort and stability.





> "I'm just one in a long line of characters in our business and that's the bit I'm most proud of."

How does it feel to be part the family business?

I'm just one of a long line of characters in our business, and that's the bit I'm most proud of. We didn't find success in an obvious way – we found our path. Previous mavericks inspired me, and I am sure that will continue. We want to lead by doing the right thing because the right thing is invariably the best.

What does the future hold?

It's not right that mattresses are still going to landfills as the industry continues to create products that cannot be recycled – the next generations will not stand for excuses. Harrison Spinks has already proven that we can make a fully recyclable mattress from recyclable materials. It's amazing to think that in 1840 we were making a fully sustainable product, and we're now coming full circle. KBB

Words: **Vicki Evans** Wool image: **iStock.com / Liudmila Chernetska**

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shopping edit

Kitchen textiles

Embrace the summertime with the help of sunny fabrics – from pattered tea towels and tablecloths to pretty sink skirts

1 Strala peach tea towel, £14, Abigail Borg. **2** Botanic garden set of four napkins, £14.03, Portmeirion. **3** Vanilla striped organic cotton tablecloth, £58, Rose & Grey. **4** Belgian linen tea towels, £28 each, Grace Sisters. **5** Hellebore ruffle tablecloth, from £189, Rebecca Udall. **6** Vintage Waves collection Arlington fabric in Sage, price on application, Prestigious Textiles. **7** Gingham tablecloth in Pale Olive, £48, Walton & Co. **8** Joy Of Print x Tori Murphy Tapestry tablecloth in Indigo, from £195, Tori Murphy. **9** Check tea towel in Terra, £15, Abode Living. **10** Sunflower linen tea towel, £15.50, Sophie Allport. **11** New Classic cabinetry painted in Pale Ochre, and Lining Strip fabric under sink by Ian Mankin. Bespoke utility rooms from Martin Moore start from £15,000.

Compiled by: **Irina Iacob**

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shopping edit

Bedroom ottomans

4

Why not gain that much-needed extra storage or a cosy seating spot with a pretty and practical bench?

10

5

Compiled by: **Irina Iacob**

1 Christophe bench, £3021, Arteriors. **2** Fleur ottoman oblong, from £760, King Living. **3** Saray ottoman in Phoenicia Batik cotton, £1120, Mindthegap. **4** Berlin ottoman in easy velvet Kingfisher, £619, Swoon. **5** Set of two black bamboo ottoman storage, £95, La Redoute. **6** Scrumpton ottoman bench, £795, Loaf. **7** Erika upholstered storage ottoman blanket box, £299, Next. **8** Artisan Fergano stool, £1950, Kelling Home. **9** Blanc D'ivoire Paul bench, £1000, Sweetpea & Willow. **10** Marlborough Pill storage box, £299, Feather & Black. **11** Mekar upholstered trunk in Washed Rust, £1750, Oka.

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7

shopping edit

Vanity units

Time to upgrade your basin? We've got lots of solutions – think fluted, colourful or handleless

1 Couture floorstanding vanity unit in Matt Velvet Beige, £1595, Lusso. **2** Pullman single vanity with hardware (excluding worktop and basin), £5208, Waterworks. **3** Metropolitan vanity unit, £9094.80, Devon & Devon. **4** Koyo furniture, £1530.35, CP Hart. **5** The Bath Co. Ascot pink floorstanding vanity unit and ceramic basin, £479, Victoria Plum. **6** Camberwell 80cm unit in Warm Beige with Carrara marble worktop, £1650, Britton. **7** Lani vanity unit in Traffic Grey, £787, with Lua basin, £633, Laufen. **8** Academy 600 freestanding vanity unit in Derwent Blue, £634.20, Roper Rhodes. **9** Vanity unit in natural oak, from £599, Hansgrohe. **10** Tura vanity unit in Light Terracotta with waterproof felt storage box, price on application, Roca. **11** Limit 500 single drawer unit in Steelwood/ Anthracite with 500 glass basin in Midnight Black, £1440, Crosswater. **12** Novum Genesis fitted furniture in Dark Emerald, from £480, Hib.

12

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For more vanity units visit *thesethreerooms.com*

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Compiled by: **Irina Iacob**

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KITCHENS BEDROOMS & BATHROOMS

trend alert

Ocean hues

Dive into a feeling of complete relaxation with the help of foamy shades of blue. Refresh your kitchen with teal-coloured cabinets and appliances, and elevate your table with blue ombré glassware. In your bedroom, decorate with turquoise linen and embroidered cushions – and why not create an escapist retreat in your bathroom with a painted tub and glazed tiles?

Words: **Irina Iacob**

1 Noelle velvet double storage bed in Dark Teal, £649, Danetti. **danetti.com 2** R3 Series 100 electric range cooker in Salcombe Blue with stainless steel trim, £11,415, Aga. **agaliving.com 3** The Dorchester fringed lampshade, from £175, Tinker & Tallulah. **tinkerandtallulah.co.uk 4** Maroc Aquamarine and Maroc Bianco porcelain tiles, £87.60 per sq m, and Tisbury porcelain floor tiles, £76.50 per sq m, Ca' Pietra. **capietra.com 5** Shaker kitchen, from £10,000, Olive & Barr. **oliveandbarr.com 6** Tall Kolokythi decorative bowl in Aruba Blue, £55, Oka. **oka.com 7** Loving Teal emulsion paint, £21 for 1 litre, Yescolours. **yescolours.com 8** HKLiving Cup and saucer in Rustic Blue, £16, Spicer & Wood. **spicerandwood.co.uk 9** Fab Hab Cancun outdoor rug in turquoise and moss green, from £54.95, Cuckooland. **cuckooland.com 10** Arezzo wall-hung tall storage cabinet in matt teal green, £259.95, Victorian Plumbing. **victorianplumbing.co.uk 11** Boat bath in Farrow & Ball's Vardo, £2060 and £420 for painting, BC Designs. **bcdesigns.co.uk 12** Restore Midnight bed linen, from £100 for a double, Graham & Brown. **grahambrown.com 13** Anaconda large cut-velvet cushion in Petrol, £210, House of Hackney. **houseofhackney.com**

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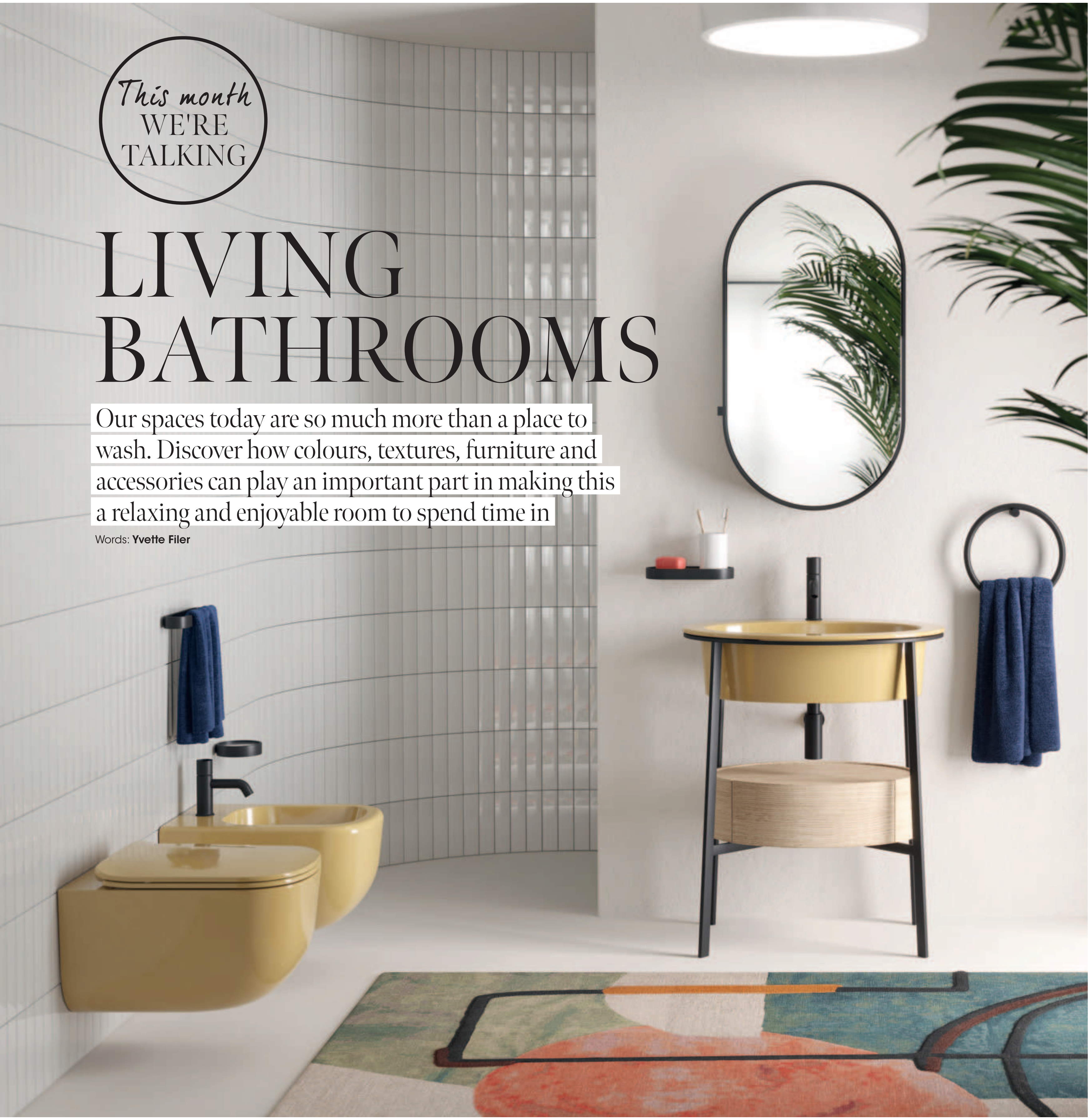
This month
WE'RE
TALKING

LIVING BATHROOMS

Our spaces today are so much more than a place to wash. Discover how colours, textures, furniture and accessories can play an important part in making this a relaxing and enjoyable room to spend time in

Words: **Yvette Filer**



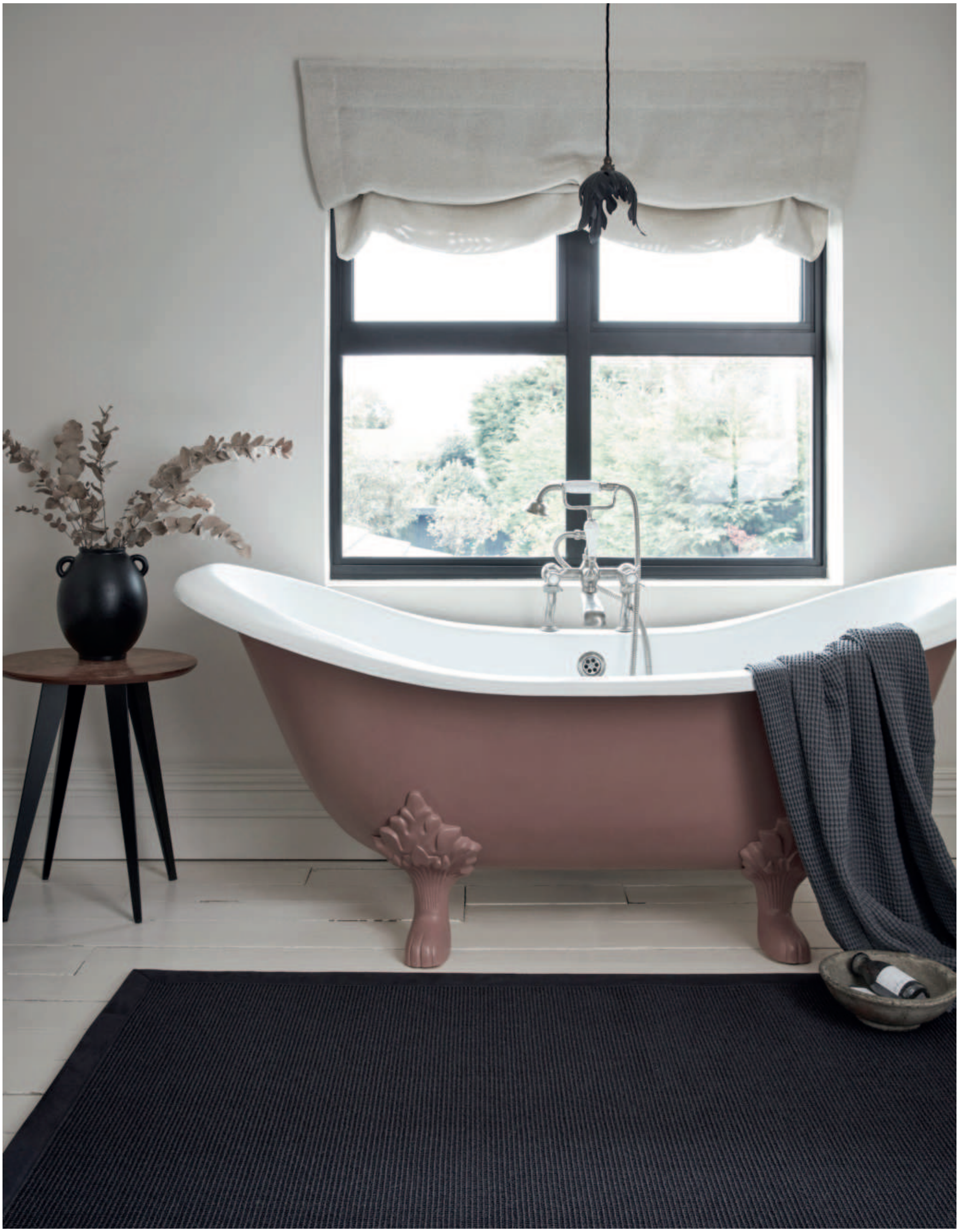
Embrace a living bathroom design and move away from the norm with brightly coloured sanitaryware. Complete the look with accessories such as a funky rug and plants to add style, just as you would elsewhere in the home. Catino Ovale in Anemone with drawer in Rovere Sbiancato, £4402; Enjoy WC in Anemone with soft close seat, £1143, West One Bathrooms. >

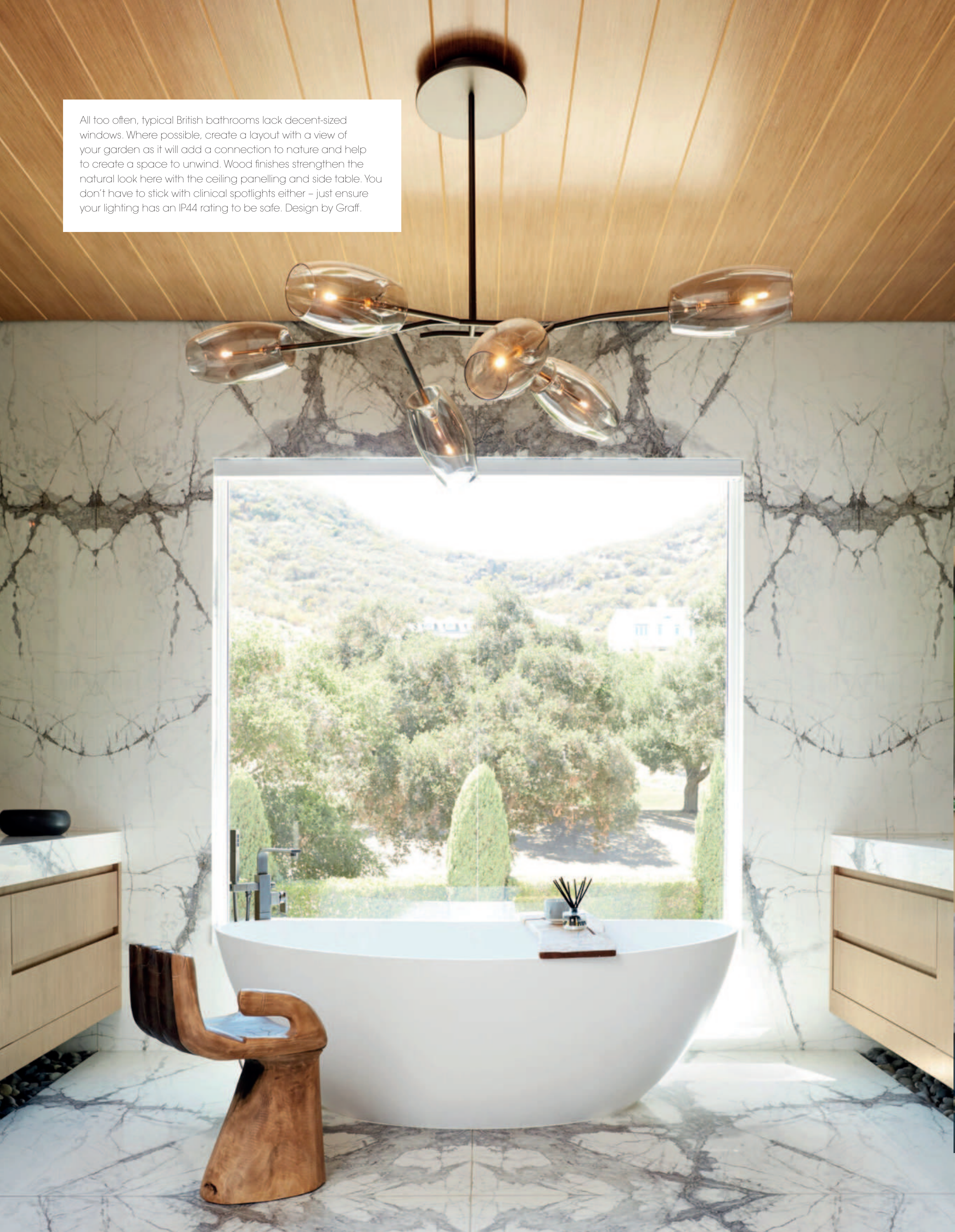
Placing art on the walls can really elevate your scheme, but is a finishing touch that can be overlooked when planning such a functional space. Consider adding one or two prints that will help bring your overall look together. Wall paint in Paris Grey, £55.95 for 2.5 litres; Chalk Paint in Old Violet, from £7.95 for 120ml; Linen Union fabric in Antoinette and Old White, £39.95 per m, all Annie Sloan.

Day True designed this ensuite as an extension of the master bedroom. Wooden herringbone flooring runs throughout, creating a seamless link between both areas. A raised marble wet area distinguishes this zone, but the remaining design is luxurious with a soft palette.

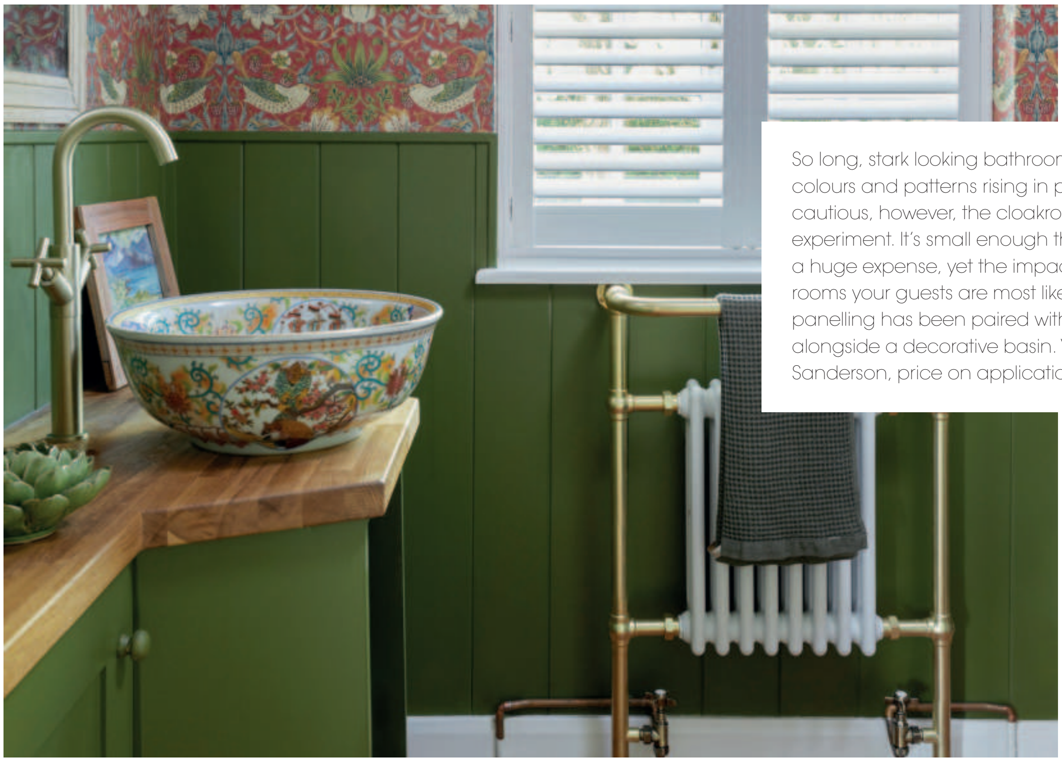
Comfortable furniture can turn a bathing space into a dressing area. Shown with this upholstered seating area are the Tay bath with a painted finish, from £4770; Bestwood lever three-hole basin mixer, from £1536; three-bar wall-mounted towel rail, from £2670, all in Antique Bronze, from Drummonds.

below Making sure your styling choices are practical is key in a space that's going to be damp and in frequent use. Fibre's EasyClean yarn rug, made with a stain resistant treatment to prevent splashes and spills from setting, is ideal in a busy bathroom. The pictured design is in Onyx, £61.20 per sq m, and can be made to bespoke sizes and different edgings. >





All too often, typical British bathrooms lack decent-sized windows. Where possible, create a layout with a view of your garden as it will add a connection to nature and help to create a space to unwind. Wood finishes strengthen the natural look here with the ceiling panelling and side table. You don't have to stick with clinical spotlights either – just ensure your lighting has an IP44 rating to be safe. Design by Graff.



So long, stark looking bathrooms – we love to see bold colours and patterns rising in popularity. If you're feeling cautious, however, the cloakroom is a great place to experiment. It's small enough that decorating won't be a huge expense, yet the impact is high as it is one of the rooms your guests are most likely to see. Here, colourful panelling has been paired with patterned wallpaper alongside a decorative basin. Vinyl shutters by Thomas Sanderson, price on application, complete the look.

This colourful scheme by Portland Decorating & Design features Farrow & Ball's wallpaper alongside hand-painted floor tiles by Bert & May – but it's the accessories that make it work as a living bathroom. There's a fabric blind, wall lights with shades, and even a chair for a partner to join you for a chat during a relaxing soak in this Boat bath,£2060, BC Designs. KBB

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How to plan a BATHROOM like a pro

We share secrets direct from the experts and show you how a little creative thinking can transform your space. Keen to share the latest tricks with you, we asked five leading bathroom companies to design a family space, measuring either 2.5 x 3m, 4 x 4m, or 3 x 4m. Must-haves included a bath, shower, WC, and basin plus a decent amount of storage. We delve into the clever thinking behind each gorgeous and inspiring layout

Words: **Jill Morgan**

Plan photograph: **iStock.com / dvoevnore** Paints: **iStock.com / Manuta**

1600
450
1940
400

2 000
1 600
760
900
1 800
1 200
400

Designer Alfie Guard
Company Ripples, Beaconsfield
Contact details
ripplesbathrooms.com
Room dimensions 3 x 4m

THE PLAN

I laid the room out like this as I like creating individual areas within a space. The tub has been placed in front of the half-height partition wall to bring different layers into the design; it's a great way to add character to a bathroom. The tub also sits directly under the framed artwork and just to the side of the window so the user can enjoy a relaxing soak with a view.

Positioning the double basins and WC on the same wall helps to keep all pipework neat and concealed. It is a great way to keep installations costs down, too. I have, however, still ensured to divide each area up through a full-height stud wall.

I wanted the focus to be on the stunning wall art and panelling as you enter the bathroom, and not overcrowding the area allows them to really take centre stage. Not overcomplicating a space or including too many focal points ensures balance within a room – less really is more.

Using different textures, surfaces, and finishes is a great way to add depth and interest and helps create a more natural aesthetic within a room.

Alfie's TOP BATHROOM PLANNING TIPS

- Using partition walls is a great way to add depth and privacy and can totally change the way you interact with a space. It's also an opportunity to form niches or alcoves to create extra storage.
- Pulling the bath away from a wall really helps to highlight it as a focal point and can be useful when taking advantage of natural light and features within a room.
- Integrating multiple lighting circuits is a great way to adjust the mood. I like to have a practical lighting circuit and then integrate a separate switch or sensor to operate a low-level system which may include recessed strip or plinth illumination.

DESIGN FEATURES

Add wall depth Decorative panelling creates a sense of opulence and elegance, while also bringing in additional texture and detail.

Use dividers Introduce full and half-height partition walls to separate the different zones. When working in a larger space, this can be a great idea as it not only puts an emphasis on different areas but also creates privacy.

Display artwork Artwork in a bathroom is a great way to add character and avoid the space feeling too dull and clinical. It's also easy to replace, allowing you to create a totally different feeling in the room if you get tired of the scheme.

Balance the detail Large-format tiles in light, neutral colours will keep the room feeling fresh and open, while more decorative mosaic or feature designs will lend detailing and richness.

Fit versatile lighting Feature illumination systems are a useful way to enhance a bathroom's useability and allow you to set the mood. Recessed niche lighting, under-glow vanity units, and illuminated mirrors with colour temperature changing LEDs will help to create a welcoming ambience.

Product list

Bath La Rochelle, The Cast Iron Bath Company
Basins and vanity Bespoke vanity hall furniture with Dansani countertop, Stadium Basins
Mirrors Moon oval brushed brass framed, Dansani
Wc Riva shower toilet, Laufen
Brassware and shower fittings Adley, Graff

Designer David Gower
Company Easy Bathrooms
Contact details easybathrooms.com
Room dimensions: 4 x 4m

THE PLAN

I decided to use as much of the floor area as possible, because I don't often get let loose with my own creative licence. A square room with a centrally placed entry point opens up plenty of design possibilities.

Positioning the bath at an angle, raised on a plinth and next to the windows, adds a restful area. It makes the most of the natural light, too, which can also flood through a fixed glass panel into the walk-in shower.

The WC and wash areas are located in the darker part of the room. Carefully positioned downlights evenly illuminate twin basins, which are paired with a striking wall mirror and handy feature recess.

The final touches are brushed gold brassware as well as black finishes on the basins and shower enclosure, which add extra depth and interest to the design.

David's
TOP DESIGN TIPS

- Separate off the WC – this is ideal for creating a spa-like feel and very useful in a busy household.
- Use dimmable lighting to highlight key features and help visually tie the room together.
- Raising the bath to be main focal point creates lighting and plumbing opportunities. This is not only a practical solution but a great way to show off a striking freestanding tub and set the mood for the room.

DESIGN FEATURES

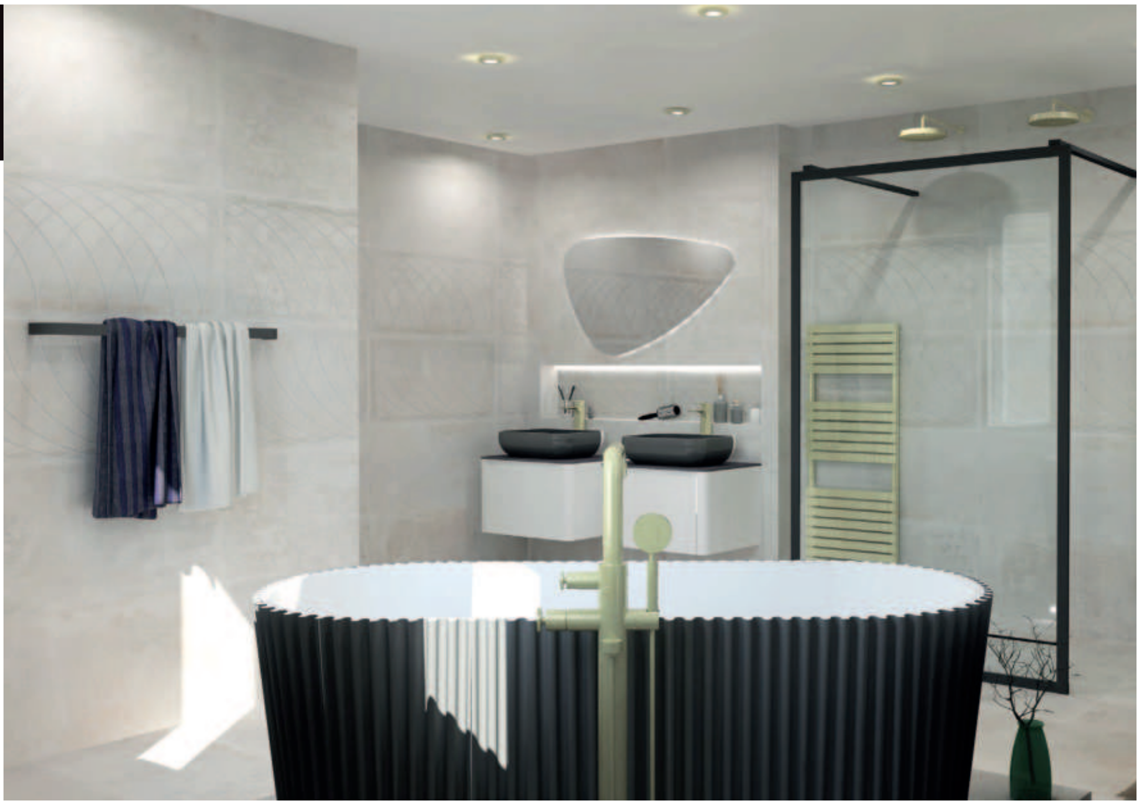
Repeated feature tiles I started simple, using the Fontana Ceniza and Ceniza feature on the wall with the door and then running it the whole way around the room. I felt that it was subtle enough to help bring out all the other products, but still has enough presence to give the room a welcoming feeling.

Raised bath The freestanding double-ended tub was placed on a small plinth, to make it the main focal point. With its deeply grooved exterior and dark grey colouring, it has a truly unique look. A row of LED lights set into two sides of the corner plinth helps to give the room another talking point.

Concealed WC The WC is in its own mini room within the space to keep it out of sight and allow for privacy. This also allowed me to create a feature in the WC area that would not distract from anything in the main room. LED tile trims are used in the corner of the shelving built next to it, and the flush plate has a motion sensor to increase hygiene.

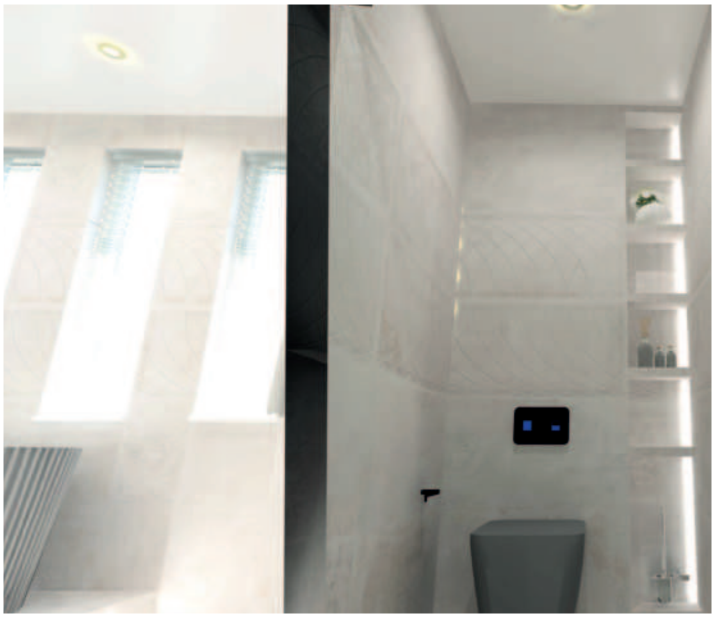
Double basin Placed in the corner, it features a shelf cut in the tiles behind, again highlighted with LED lighting, plus a pebble mirror above.

Walk in shower The final feature is the large walk-through enclosure featuring a wetroom shower tray and bold, yet minimal, black-framed glass panel. Symmetrical ceiling-fixed showerheads and wall-hung heated towel rails introduce a touch of elegance and calm, while a black in-line drain echoes the frame and other elements of the room.



Product list

Basin tap Urban brushed gold tall mono basin tap
Vanity Callerton 650 in gloss white with Italian slate worktop
Basin Hedon in black
Mirror Ivy backlit mirror
Shower screen Amien 1080
Shower tray Fall linear wetroom shower tray
Shower Urban in brushed gold
Heated towel rail Rosa in brushed gold
Freestanding bath Olympia in Midnight Grey
Bath shower mixer Urban in brushed gold (92627)
WC Micheli wall-mounted rimless WC in black
All products by Easy Bathrooms



Designer Justine Bullock
Company The Tap End
Contact details thetapend.design
Room dimensions 3 x 4m

THE PLAN

With this design, we wanted to take a classic look a step further by taking inspiration from period house-style properties. The wood, dramatic marble veining and feature bath were all elements gleaned from looking at manor houses for inspiration.

I love symmetry, so when a room is large enough a bath is the perfect centrepiece. I positioned it under a feature window for maximum impact. In a family bathroom, basins opposite rather than next to each other allow for two people to use them at the same time and not get in each other's way. I also put the WC and shower in a frosted glass cubicle, which allows for more privacy if people are in and out of the room.

Focal points don't necessarily need to be in the product selection – think about turning a window, the ceiling, or an architectural element into one. Consider the bones of your property as well as the period it was built in, and consider reinstating original features that may have been removed.

Justine's TOP BATHROOM PLANNING TIPS

- Framing a bath is a great idea, and you can do this more easily than you may think – simply position it under a window or place it symmetrically in a room. To further make it a focal point, think lighting either side and add border tiles around the bath on the floor or even a step up.
- Why have the WC on show when you can conceal it? Having a room within a room can be a good way to hide a WC. A glass enclosure doesn't take up the room that a stud wall would, plus it lets light filter in.
- When placing a WC on an internal wall, you have to use the appropriate concealed cistern and substrate. Choose your brands carefully and always opt for the best-quality products.

DESIGN FEATURES

Curved ceiling A subtle curve can add interest without making the head height too low. I placed wall lights either side of the bath and would suggest hidden fittings throughout for an ambient glow.

Arch door and window It is relatively easy to introduce an arched fan light above an internal door – or to windows, particularly if you are happy to have some external work done.

Frosted glass enclosures In case someone bursts in, I put the WC and shower in frosted glass enclosures. They are located by the entrance, meaning as you step into the room, you face the open floor area with the bath as a focal point.

WC cistern in stud wall To save on space, I have suggested hiding cisterns in stud walls – but it's only possible if your soil pipe is in the correct location.

Three tall storage units I prefer to recess push-open cabinets into the wall for clean lines and to save space. In this scheme, I included one next to each basin and another in the WC area.

Double basins Placing them side by side might look nice, but splitting them up creates more personal zoning and makes keeping your own space tidy easier.

Mix materials and finishes Walnut has rich and glossy tones; pairing with natural stone or heavily veined porcelain creates an attractive finish.

Product list

Basins, vanities, oval mirrors, recessed storage units Classic, Laufen
Brassware, shower set, magnifying mirror and shower basket Axor
Bathtub Casini bath, BC Designs
Lighting Astro
Glass enclosures Majestic

Designer Joel Fry
Company West One Bathrooms
Contact details: westonebathroomsonline.com
Room dimensions: 2.5 X 3m

THE PLAN

Taking a very clinical bathroom, my team and I designed this space with an emphasis on colour and texture, plus brought in plenty of practical storage. The fluted furniture, brushed brass taps, and coloured wall tiles are all from new collections, making the room look and feel very fresh. We used a conventional layout with the bath located under the window to optimise storage, which is always desirable in busy households.

DESIGN FEATURES

Back-to-wall WC This was the starting point of the room, due to the specific location of the soil pipe, which couldn't be moved. We hid the soil pipe and cistern and at the same time created shelf space within the bathroom.

Concealed pipework We continued the boxing into the shower area to create space for the internal recesses and pipework, while also leaving space above for additional storage.

Double basins As this was a space for multiple users, we were keen to include double basins. We chose a concrete design – splitting it with the unit below it made it look lighter and not too much of a block as you walked into the room.

Using symmetry We added sconces and matching towel rails to each side, to heat the room and create symmetry. If we had opted for one large towel rail, it could have felt too dominant and overpowering. The use of the two smaller designs has created a better balance.

Balance an off-centre window As this is a period feature in the room but also closer to one side, we needed the mixer to balance the wall. So by having the tap to the left of the bath with a swivel spout it allowed double ended use, but doesn't distract from the window.

Maximise opportunities for boxed in pipework By creating new boxing to continue from the WC area into the shower we concealed the pipework and gave space for recesses. Luckily with the void below, the drainage could be lowered – allowing for a shower area with flush tiles. We made the floor space feel more spacious by adding a tiled in linear drain.

Joel's TOP BATHROOM DESIGN TIPS

- Introduce colour and texture with waterproof wallpaper. Often used in wetrooms and in spaces where it will have direct contact with water, it can be used anywhere in the bathroom to add a statement.
- Having the bath as the first viewpoint is always my ideal. Ensure the room is a good size, with ample cleaning space around the bath as well as room for a towel rail and freestanding bath mixer.
- Opting for flush floor tiles and a linear drain within a shower area makes a space feel larger and more luxurious.

Product list

Vanity unit, storage cabinet Grate, Inbani

Brassware Decca, Coalbrook

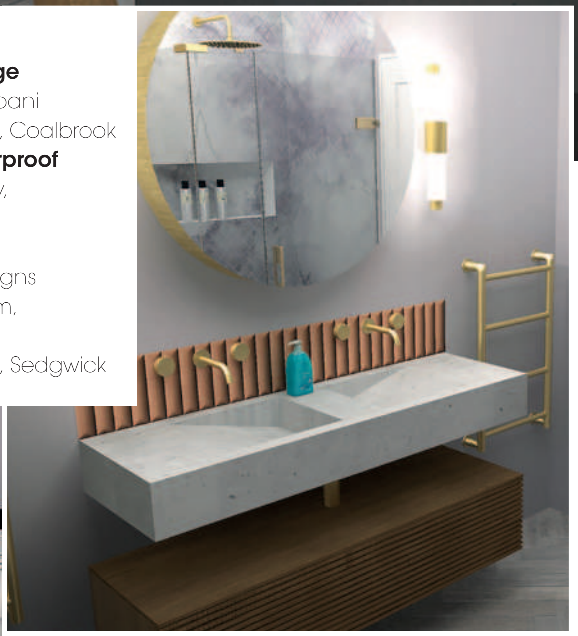
Wet system waterproof wallpaper Cloudy, Wall & Decò

Mirror Cielo

Bath Vive, BC Designs

Floor tile Chatham, Ca' Pietra;

Wall tiles Parkside, Sedgwick



Designer Rosie Proto
Company Pier 1 Bathrooms
Contact details pier1bathrooms.com
Room dimensions: 3 x 4m

THE PLAN

The brief for this design was to create a family bathroom and to make the best use of the ample space by creating a feature vanity area with a freestanding bath and separate shower.

My team and I chose a beautiful light peach vanity unit with lots of storage to allow for a clutter-free space. We created a generously sized shower enclosure from two walls. Large-format marble effect wall tiles achieve a fresh modern look, while wood-effect floor tiles bring a little texture into the scheme. The brushed brass fittings and accessories, together with the colour of the panelling, lend a warm tone to the design. Wallpaper above the panelling adds some more texture and makes the room feel cosy. Finally, we placed the bath in front of the window, so you can relax with a view of the treetops.

Rosie's TOP BATHROOM DESIGN TIPS

- Maximise stud walls by creating recesses or shelves and use them to hide pipes or toilet systems.
- Wall-hung products such as a vanity unit and WC will make the room feel bigger, because you can see the tiles underneath. It's easier to clean as well.
- Consider half tiling a bathroom, as it's easier to change the paint colour than the tiles if you fancy a revamp.

DESIGN FEATURES

Bespoke vanity unit With double drawers to maximise the storage, wall-mounted taps are a great way of keeping the basins looking neat and tidy. We have gone for a matt white worktop to match the WC and bath.

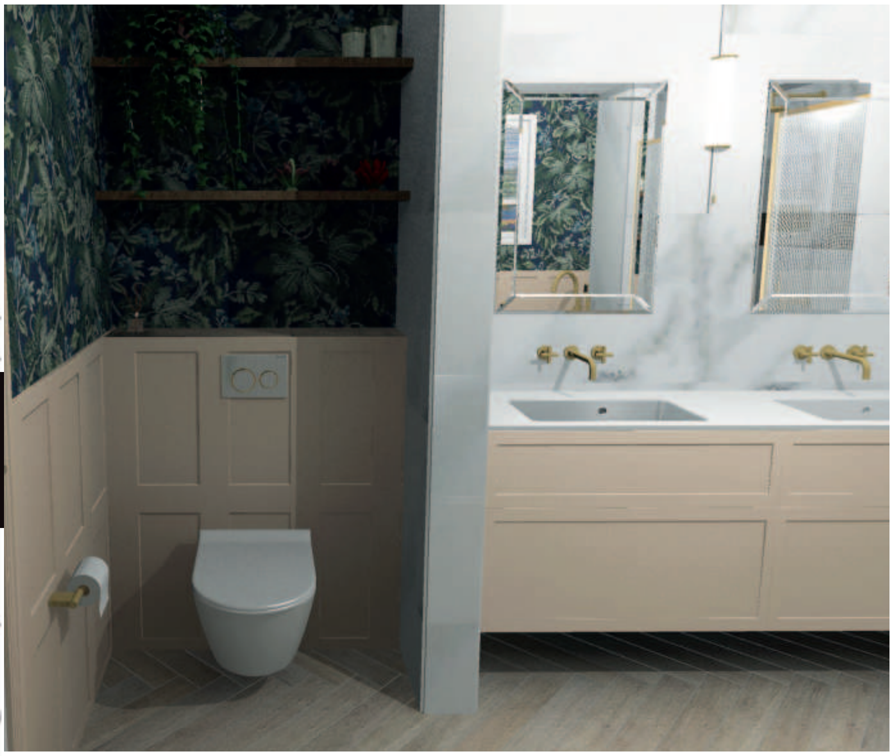
Wood panelling I added the panelling to create a warm, classic feel. It's a great way to bring in some colour, and if you get bored it's an easy element to paint and quickly change the look of the room.

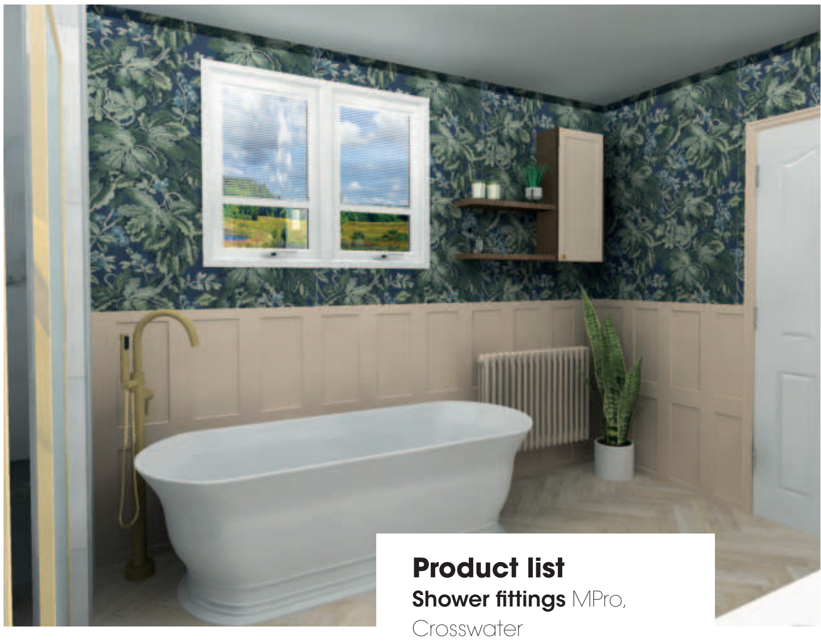
Wall-hung toilet A half-height wall hides the toilet frame. I then added two shelves above to create some extra storage.

Double walk-in shower I added two fixed shower heads and seats on either side of the enclosure. This is a great way to relax but also helps future proof your home – for example when grandparents are staying to look after the kids. A recess spanning the width of the rear shower wall provides a handy storage space for bathroom products.

Easy-access bath A freestanding tub with floor-mounted taps and a hand shower looks good but is also useful for cleaning. A double-ended design is perfect for having a couple of children in the bath at the same time.

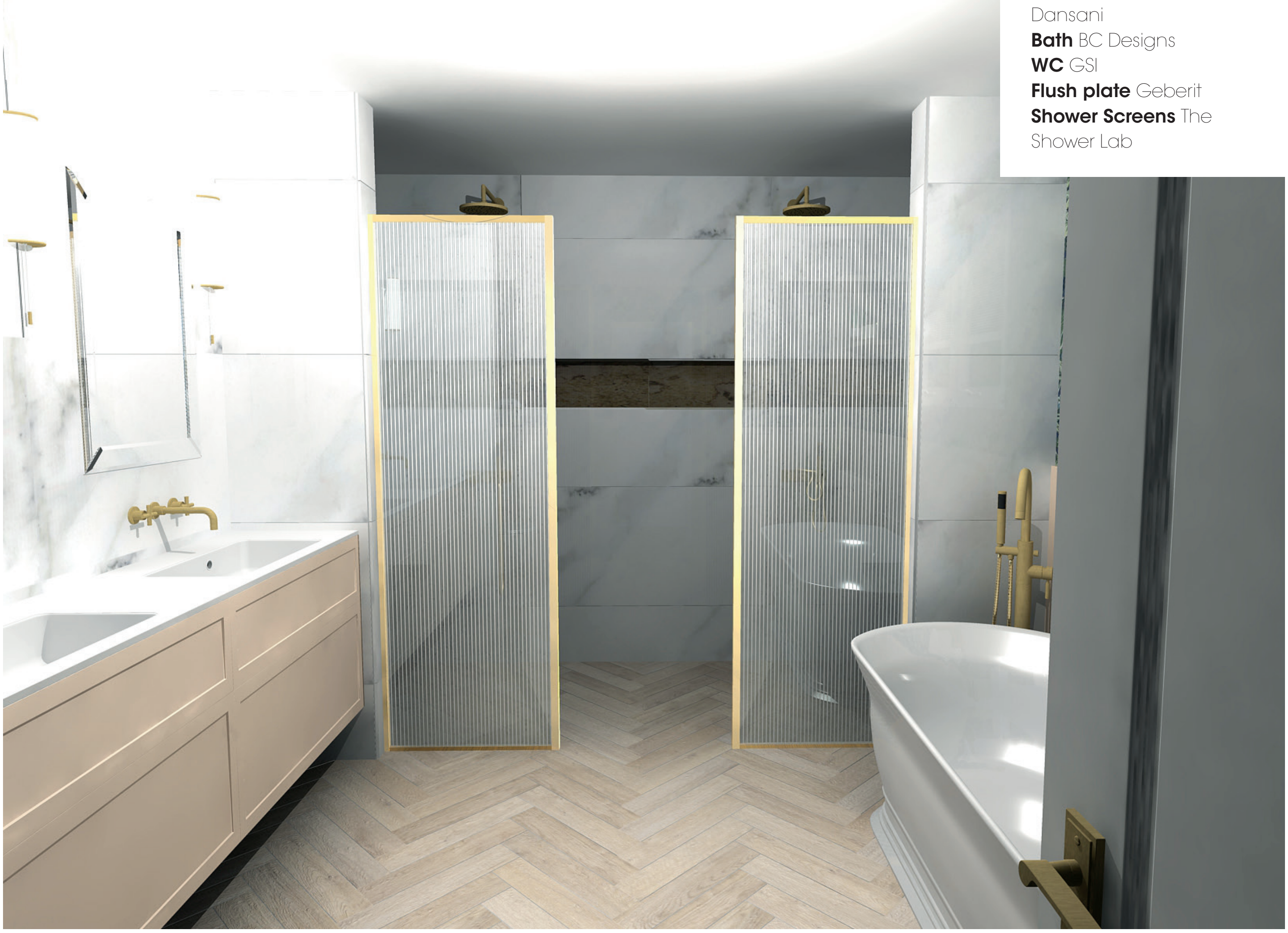
Raised storage A wall-hung cupboard next to the bath is useful for keeping anything dangerous – such as medication – out of children's reach.





Product list

Shower fittings MPro, Crosswater
Wall tiles Boydens
Vanity unit YOU range, Dansani
Bath BC Designs
WC GSI
Flush plate Geberit
Shower Screens The Shower Lab



KITCHENS BEDROOMS & BATHROOMS

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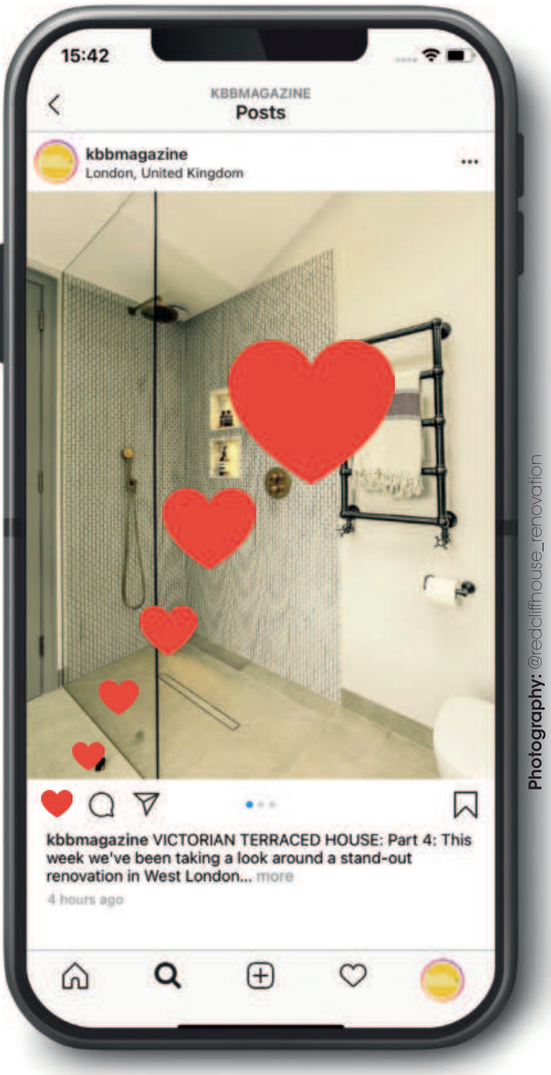

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4 hours ago

Photography: @redcliffhouse_renovation

Buying a BED

Discover the key ingredients to creating the ultimate sleep space with our insider expert tips and key buys >

Words: **Charlotte Luxford**

Nord bed, from £749; Daisy bedding set, £22.50; Watercolour Stripe bedding set, £22.50; Floral Ruffle Edge bedding set, £29.50; Pure cotton check throw, £29.50; M&S.

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Duvets

One of the first things to get your head around when buying a duvet is its tog rating. This is a scale ranging from 1-15 that measures the thermal insulation of a duvet. Generally, a 2.5-4.5 tog is advised for summer, with a 9 to 13.5 tog for winter months. If you want a year-round design, an all-seasons duvet might be best. These are made up of two higher and lower tog duvets combined (usually a 9 and a 4.5 tog), which can be used separately or fastened together. Size also matters. "We'd recommend chosing a duvet that's larger than your mattress as, aesthetically, the cover being positioned over each side of a mattress looks smarter and more luxurious," says Danielle Mason, head of product development at The Fine Bedding Company. "If you're sharing with a partner, the duvet will move around a lot during the night, which can result in poor sleep – a larger one should help avoid this."

Depending on personal preference, you can choose between either natural or synthetic filling for your duvet. A feather or down filling is incredibly soft, highly breathable, and malleable, meaning it can accommodate the needs of back and side sleepers as well as insulating warmth during the colder months due to the heavier weight. Synthetic duvets are ideal if you are allergic to feathers, down or dust mites as they are often hypoallergenic. The fibres also wick away sweat and can be washed much more regularly than natural fillings. Another alternative is a wool duvet. Hypoallergenic and antibacterial by nature, it's ideal if you suffer from allergies. "It also creates the perfect micro-climate for your bed by balancing heat and humidity," says Sophie Platts, founder of Floks. "In fact, wool bedding has been proven to release your deep REM sleep by 25%. Not only that, it's sustainable and biodegradable and therefore has little impact on the planet."

3

Slumberdown
WONDERFUL WOOL
HEAVYWEIGHT DUVET
The Natural Collection
4

5

BROOK + WILDE
6

1 Return To Nature duvet made from biodegradable fibre filling, from £80, The Fine Bedding Company. **2** Natural linen and silk summer duvet, from £61.95, La Redoute. **3** Kronborg Beito extra-warm 13.5 tog goose down duvet, from £185, Jysk. **4** Wonderful Wool Heavyweight (10-13.5 tog) hypoallergenic duvet made from British wool, from £75, Slumberdown. **5** All seasons 11.5 tog (2.5 + 9 tog) Hungarian goose down duvet, from £240, Scooms. **6** Everdene Cooling duvet made from thermoregulating fibre, from £199, Brook + Wilde.

EarthKind
DREAM OF A BETTER TOMORROW

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Silentnight
luxury
collection
anti-snore
pillow
DUPONT

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Pillows

"We recommend changing your pillows every one to two years," advises Emily Attwood, co-founder of Scooms. "For a good night's sleep, they should support your head and neck, so if you're waking up with a stiff neck or your pillow is too flat or lumpy, it's time for a change. Buy the best quality you can and make sure it has a natural, breathable filling. A cotton or linen pillowcase will add extra comfort and help to ensure you get the best night's sleep."

It's vital to find a pillow that suits the way you sleep and the position you find most comfortable, as your choice can elevate some of the strain and stress on your body. You need to ensure it maintains a neutral spine at your neck. If you're a side sleeper, you may need a slightly thicker pillow to help you achieve this. If you're a back or front sleeper, a softer or memory foam pillow that can mould to your neck and head will work best and offer total flexibility.

"Anything without good shape, structure or firmness will not support the natural shape of your spine and cause distortion, which can result in you waking up feeling achy," says Lucinda Newbound, Back in Action's ergonomics adviser. "It's vital to choose a supportive pillow. I recommend a foam or memory foam contoured cushion. But beware of cheap designs, as they can offer poor support and deteriorate quickly. Ergonomically shaped pillows are tailored specially to support your spine; the contouring helps to relieve the pressure needed at your neck and align your spine." >

1 Luxury European Goose feather and down standard pillow, £40, John Lewis & Partners. **2** Recycled feather and down medium support back sleeper pillow, £30, Earthkind. **3** Standard pillow ergonomically designed in Visco memory foam, from £78, Back in Action. **4** Ombracio pillow aiding front sleepers filled with Tempur micro cushions, £169, Tempur. **5** Luxury anti-snore hypoallergenic pillow, £25, Silentnight. **6** Premium microfibre pillow with adjustable layers, £57.50, Emma.

1

Bed linen

Your linens will be against your skin all night, so it is important that they feel just right. Pick bedding that is breathable, temperature regulating, lightweight and supple. It should also be long lasting and easy to care for. Both Egyptian cotton and linen are wonderfully durable and get softer over time and with each wash.

"Cotton usually feels smooth to the touch and sometimes has a satin-like feel whereas linen often has a more cosy, rustic texture to it," explains Rhiannon Jones, head of brand at Piglet in Bed. "Cotton is strong and durable, plus it's breathable like linen but it's more lightweight. Cotton absorbs moisture and releases it quickly, keeping you cool in the summer months, whereas linen has a natural weight to it due to its density. However, its long fibres mean it's breathable and absorbent, which helps to regulate your body temperature as you sleep and leaves you feeling fresh in the summer and warm in the winter. Ultimately, it's down to personal preference."

Thread count can be another conundrum when it comes to bed linen, with many consumers commonly mistaking a higher thread count for better quality. "A high thread count can be a good indicator of quality, although it won't make up for poor ingredients and an inferior finishing process," reveals Emily Atwood. "Typically, cotton with a higher thread count is warmer, more durable, and softer or will soften well over time – up to a point. Thread counts range from 200 to 800, although 1000 and higher do exist. Keep an eye out for a suspiciously high-sounding thread counts, as some manufacturers achieve this by using a low-quality cotton that is artificially strengthened. We would recommend choosing 400-600 thread count sheets. Lower thread count bedding may wear badly, while higher thread counts can feel overly stiff or could have been made with lower-quality yarn."

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Earth Collection
panda
The Bedding
Bamboo & French Linen

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1 Vintage Rose Sid Stripe 100% linen bed linen, £155 for a double duvet cover, Secret Linen Store. **2** Lexington Blue two-line satin stitch detail white Egyptian cotton sateen 300-thread count luxury bed linen, from £25 for a pillowcase, The Fine Cotton Company. **3** Floral Ruffle white double duvet and pillowcases bed linen set in cotton, £95, Oliver Bonas. **4** Panda London Himalayan Pink bamboo and linen bedding set with 320 thread count, from £130.50, Cuckooland. **5** Bedtime bundle in 100% linen in Honey, Botanical Green, Dusk Blue, and Elderberry, from £263.50, Piglet in Bed. **6** Blue ticking stripe linen bedding bundle, £249, Chalk Pink Linen Company. >

Headboards

Headboards will always command attention and create the focal point of any bedroom, so they're important to get right. If you're buying your bed from scratch, you may decide to buy a design with a headboard attached for ease – however, the choice is often more limited. If you go for a divan base, the world's your oyster and you can choose any headboard you like, plus it'll be easy to change if you want to update your bedroom.

There are a few practicalities to weigh up. First, consider whether the headboard is tall enough for you or your partner's height. Conversely, John Darling, founder of Darlings of Chelsea, advises against choosing a headboard that's too tall if you have a low ceiling, as it can make the room look much smaller. It's worth opting for a design that's wider than the bed, as it otherwise might look too short when you add your duvet; two inches wider than your mattress either side is a good rule of thumb. Also think about whether you read or watch TV in bed. If so, you'd be better off with a padded or upholstered design and a darker colour in a robust or easy-to-clean fabric, as you'll be regularly leaning against it. A wood or rattan headboard will look stylish, but obviously won't offer the comfort of an upholstered finish.

"From a style perspective, an upholstered design allows you to introduce colour and pattern to the space, while acting as an anchor to base your scheme around," says Emma Deterding, founder of Kelling Designs. "Highlight key colours from the fabric and use cushions and accessories throughout the room to create a cohesive look and balance of colour and pattern."

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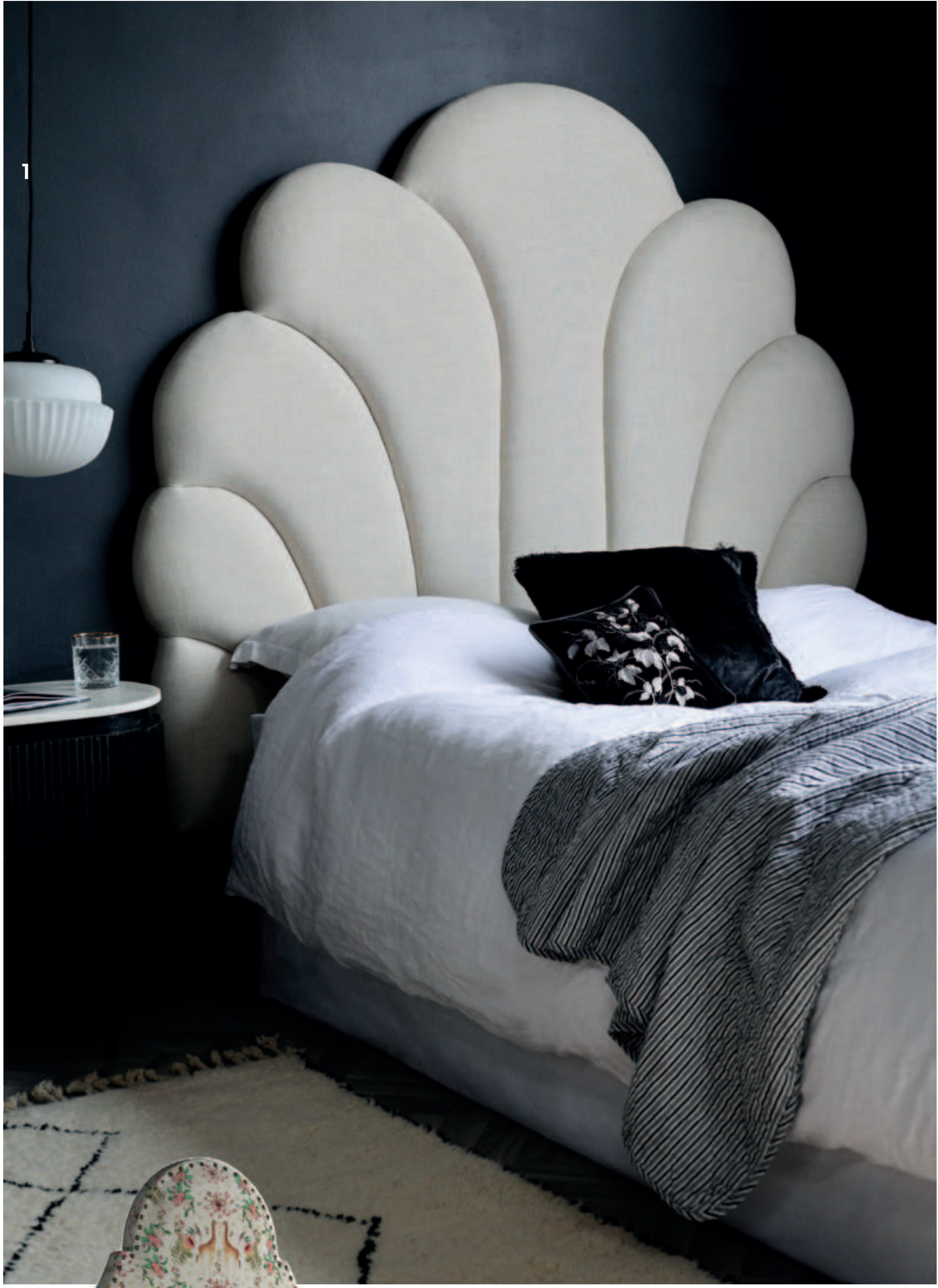

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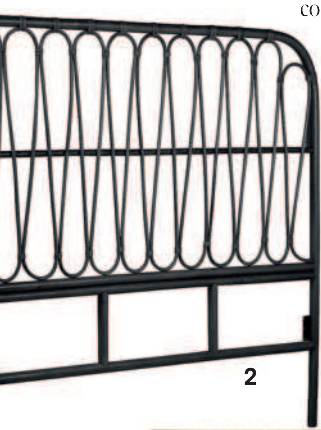

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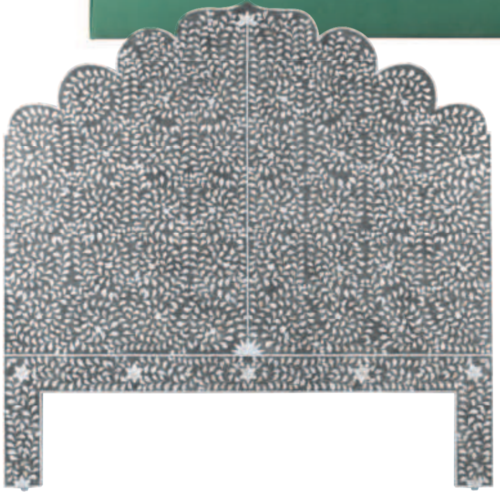

1 Art Deco super king beige linen headboard, £1500, Rockett St George. **2** Round Cane headboard in Black, from £129, Dunelm. **3** Valentina Oyster and Gold channelled headboard with wings, £2699, Rowen Homes. **3** Artisan Collection Thomas Suzani straight headboard, £1800, Kelling Designs. **5** Rum headboard in Giraffe Blossom fabric, £1499 for a king size, The Headboard Workshop. **6** Dara headboard in mother of pearl and wood, £1515, Sweetpea & Willow.

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Frames

As the largest piece of furniture in the room, it's important to get your bed's proportions right while also ensuring it's large enough for a peaceful night's sleep. As a starting point, use the 60-30-10 rule as a guide – 60% of the floor area is allocated to furniture, 30% for moving around and 10% for accessories.

"Choosing the right bed size for your needs is key," says Catherine Tait, product marketing manager at Silentnight. "Our recent survey found 28% of us are sleeping on too-small beds and disturbance from a partner is one of the main reasons people struggle to sleep. A bigger bed will mean less interruption and improved sleep quality. Choosing king or super-king size, if space allows, can help reduce these issues. Lastly, if you do upgrade your bed, double check your dimensions to make sure it will fit it through doors and up stairs."

Also think about your mattress – whether that's a new or an existing one. If you are keeping your old design, make sure it fits on your chosen bed. "Your base is an important foundation for your mattress and can affect its feel, performance, and longevity so opt for a high-quality divan and check whether it's sprung or firm base," advises Amanda Castle, marketing manager at Hypnos. "A deep base can provide valuable storage with discreet built-in drawers, while a shallow divan base offers a slim, contemporary look. Ottoman designs are also great for storage."

1 Bedlington bed in Butter Drip clever vintage linen, £1845, Loaf. **2** Woodbury upholstered drawer storage bed frame in grey, from £299, Time4sleep. **3** Wardley four-poster king-size bed in oak, from £1795, Neptune. **4** Amalfi luxe velvet king storage bed in Dark Teal, £899, Danetti. **5** Claddagh Art Deco bed frame in steel in matt black and brass, £449, Swoon. **6** Paolo king bed in Sycamore leather and solid walnut, from £6995, Soho Home. **>**

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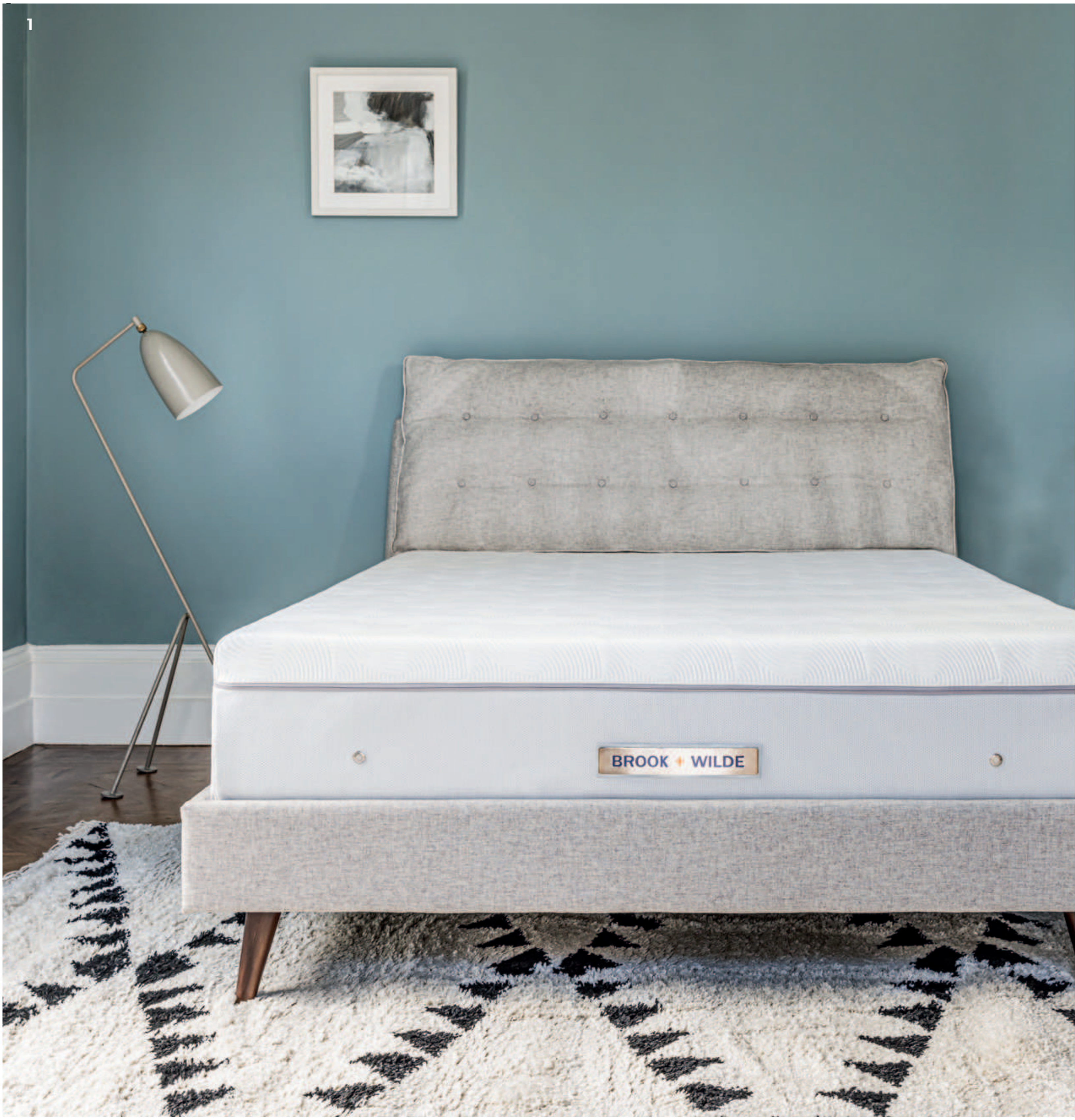

1 The Pearla 14-layer mattress with silk, cashmere, alpaca fleece and lamb's wool plus high-tech memory foam and 7000 springs, from £3599, Brook + Wilde. **2** Culworth pillow-top mattress with 10,000 pocket springs and made from wool, hemp, cotton and mohair, from £2199, Harrison Spinks for Ercol. **3** Premium mattress with four layers of memory foam, £599, Eve. **4** Sleepeezee Geltouch 5000 StayCool pocket-sprung king-sized mattress, £1799, Furniture Village. **5** Mattress made from 300 recycled plastic bottles with 1000 pocket springs, from £499, Nemo. **6** Luxury No 6 no turn recyclable mattress in natural Talalay latex with a ReActivePro six-turn pocket spring system, £1371, Hypnos.

Mattresses

When choosing a mattress, make a list of your specific needs, using your current design to evaluate what you do and don't like about it. Rebecca Mayes, sleep expert at Harrison Spinks, suggests the key components to look for include firmness, spine alignment, and support. "If your bed is too soft it can cause your hips and shoulders to contract in and your spine to curve downwards, which may put pressure on joints and muscles," says Rebecca.

"As comfort is so subjective, some people will prefer the bouncy feel of a pocket-sprung mattress while others prefer the sinking feel of foam," adds Simon Williams, head of marketing at The National Bed Federation. "If you want a more natural product, a pocket-sprung mattress with fillings such as wool, cashmere, silk and horsehair will tick the right boxes. Pocket springs work independently of each other and conform well to body shape – ideal for couples with significant weight differences, as when one person moves, the other isn't disturbed. Foam mattresses are great if you have allergies to horsehair and other animal fibres, but some people find them warmer to sleep on. They are known for their pressure-relieving properties and many of them do not require turning over."

Some mattresses may need to be turned to keep them in optimum shape. A no turn design means you don't have to flip it over – ideal for those living alone or who have back problems. A seasonal turn mattress should be turned over and rotated every season to provide an even settlement of any natural fillings and a comfortable sleeping surface. For those who want an added layer of comfort, a pillow top is the perfect solution, where the padded topper is permanently built into the design of the mattress.

Getting a feel for your mattress is essential, so it's always best to try before you buy. "I'd recommend testing a mattress at a showroom by lying on it in your usual sleeping position for around 10 minutes," suggests Rebecca. "Move around to get a feel for it, and try to take note of your knees, hips and shoulders and if they feel supported, as this will help confirm if you've made the right choice. Take your time and wear clothing you're comfortable lying in, making sure to go with your partner if you share a bed." KBB

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nemo
Gel Touch
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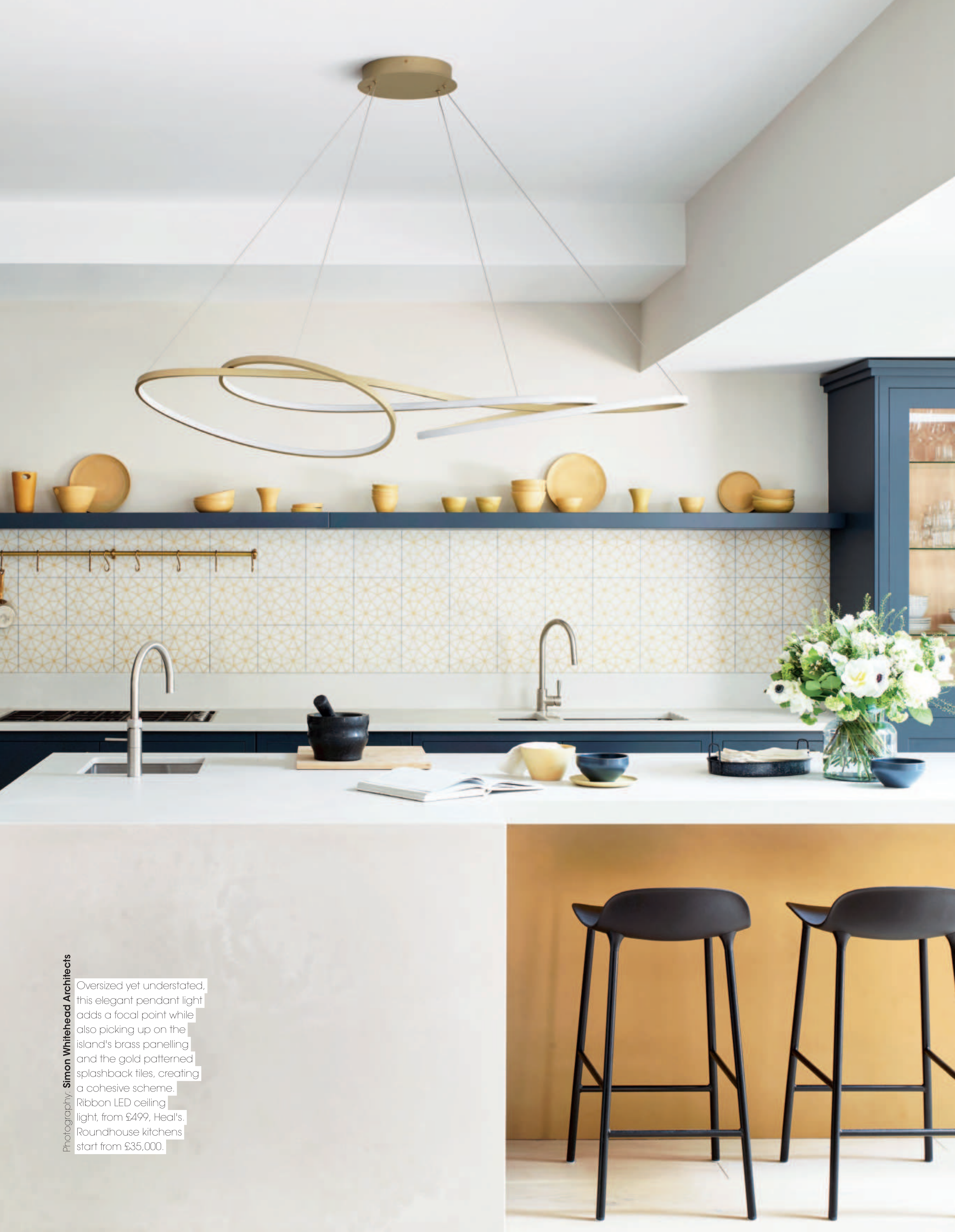


Oversized yet understated, this elegant pendant light adds a focal point while also picking up on the island's brass panelling and the gold patterned splashback tiles, creating a cohesive scheme. Ribbon LED ceiling light, from £499, Heal's. Roundhouse kitchens start from £35,000.

Photography: **Simon Whitehead Architects**

How to LIGHT YOUR KITCHEN LIVING & DINING **SPACES**

Experts share their insider tips on how to best illuminate your open-plan kitchen, dining and living spaces for a successfully lit scheme

Words: **Charlotte Luxford**

KITCHEN

"All too often, lighting is an afterthought – but it should be considered and researched at the initial planning stage. Don't wait until after cabinetry and appliances are in place as the position of the lights may affect where sockets and cables are placed and it's much harder to alter these things further down the line. It is also important to invest in quality lighting. The material the lights are made from make a big difference, so avoid plastic finishes as these will devalue the whole look of the kitchen. Choose handcrafted, high-quality fixtures that will bring an extra touch of luxury and add some texture to the space. One of the most common mistakes with island lighting is that people go too small. I advise customers to consider using a cluster of several smaller pendants either arranged in a traditional line or various heights, as this will create an impressive and interesting display."
Mara Rypacek Miller, managing director, Industville >

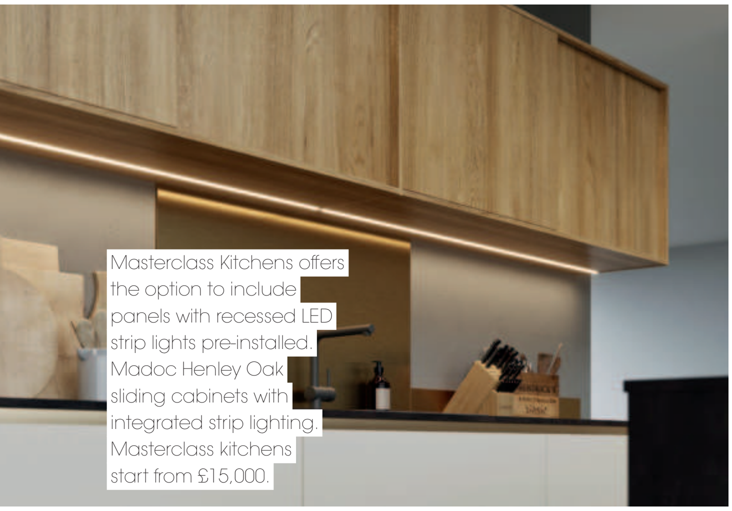
Adjustable wall lights help to illuminate worktops when prepping meals, while a row of pendant lights above the island are both practical and pleasing to the eye. Zac Library light, from £744 and Hector Globe pendant, from £276, Hector Finch. Prices for a Shaker kitchen from John Lewis of Hungerford start from £28,000.

KITCHEN

"Introducing plinth, under-counter or glass cabinet lighting is important, as these smaller touches will add a designer edge and individuality. Plus, it means you can change the mood when required. LED strips adds ambience but can also make a design statement. The joy of this solution is its versatility; it can be just as impressive running underneath or above cabinets as it does along plinths. For a sleek look, integrate lighting under your worktop overhang – this is particularly striking in a handleless kitchen, creating the illusion of a floating surace. For a dramatic look, the latest LED back-panel lighting kits are ideal for glass-fronted units. Here the light fills the whole cabinetry with a natural, white-coloured glow. The golden rule is not to incorporate all options as you run the risk of over dazzling – instead choose one to two elements. For example, glass cabinet lighting complemented by under-unit illumination will be both eye-catching and practical. Strip lighting over a splashback makes a statement but you may find plinth lighting gives you that extra ambience."

Sean Liddle, lighting expert, Benchmarx Kitchens

Under-cabinet lighting is a great way to not only add task lighting, but also create an ambient glow. Cabinetry in Signature Dusty Rose and Light Grey, £17,990, Mereway Kitchens.



Masterclass Kitchens offers the option to include panels with recessed LED strip lights pre-installed. Madoc Henley Oak sliding cabinets with integrated strip lighting. Masterclass kitchens start from £15,000.

This kitchen features Integra NordicCraft and Hoxton Sumi Black units with linear LED strip lights with kinetic switch. Prices start from £8603 for an eight-unit kitchen. Brewer's Brass Baton Cluster pendant, from £269.99, Dowsing & Reynolds.

Photography: **Paul Craig**

Illuminating the inside of your cupboards not only looks stylish, it also makes it easier to find the contents. This Shaker-style kitchen, painted in Regent Green with antique brass fittings and quartz worktop, was designed by Krantz Designs, price on application.

Create an eye-catching display by clustering lights together – play with heights and shapes for a unique look. Brooklyn five-wire pendant in brass, £414, Industville. Kitchens by The Main Company start from £25,000.

"There are three key types of lighting you'll want to include: ambient for the general atmosphere, accent to highlight chosen areas, and task, which the spaces you plan to use the most will benefit from. It will also depend on how the room is set out and how you like to work. I would consider the key zones for preparing, cooking and serving meals and ensure there is appropriate lighting in each to aid these activities. It may also be worth considering having some sensor lighting inside storage cabinets, such as larders and deep drawers, so the contents are illuminated when you open them, making it easier to quickly find what you are looking for. I would then suggest using ambient lighting, including under wall cabinets, along plinth lines, and inside glazed units, to provide a warm and relaxed atmosphere in the evening, especially when the kitchen is a backdrop to the rest of the open-plan space when entertaining."

Melissa Klink, creative director, Harvey Jones

Wall lights not only look decorative, they can also add pools of task lighting – for example above the hob. These antiqued brass designs are from Jim Lawrence, shown in Harvey Jones' Arbor kitchen painted in Farrow & Ball's Dead Salmon. Prices start from £35,000. >

DINING AREA

"Here, the focus will be more about the experience of eating your food, so you will concentrate on the dining function itself. Consider a series of downlights carefully positioned over the dining area or feature pendant lighting to give you the illumination you need. We'd recommend combining this with layered dimmable lighting, from floor and table lamps to accent wall fittings, to create a more relaxed ambience. You can use conventional dimmer switches or more complex automated systems, which provide greater flexibility and allow you to create scenes for specific functions. These typically come with an app to control the lighting. Lastly, colour temperature can play a vital role in creating the perfect environment for entertaining. Most light fittings are now LEDs, which come in a range of colour temperatures (Kelvin) ranging from a warm 2700K up to a fresh and cool 6000K. For most spaces, 3000K is recommended, although this really is a personal choice."

Dustin Wise and Michele Rodriguez-Wise, founders, L'una Design

A bright overhead light is best avoided in a living space, as it'll create a stark atmosphere. Instead cluster groups of ceiling lights made from natural materials such as paper, fabric, or wood such as bamboo. that emit a warm and comfortable glow. Abrielle easy-fit pendant in black and bamboo, £32 each, Dunelm.

below Striking feature pendant lighting is sure to get your guests talking. Davey Lighting Diner 125 pendant in weathered brass, £1999, Holloways of Ludlow.

For an extra layer of mood lighting, small portable table lamps are perfect for creating that intimate restaurant vibe. This dimmable downlight with a domed shade directs a perfect pool of light onto your table, making it the ideal dinner companion. Two Cordless table lamps in gold, £145, Lime Lace.

A stylish pendant above your dining table is not only practical, it also adds to the ambience. This space was designed by Chantel Elshout Studio, using Davonport's Holkham cabinetry. Prices for Davonport kitchens start from £50,000.

"The general rule of thumb when hanging a light fixture over a dining table is that the lowest part of the light should be between 30 and 36 inches from the surface of the table, as it's a good height in terms of both practical illumination and placement of the light as a focal point for a standard-height room. If your light is a particularly large statement piece, you may want to hang it on the higher end of the scale. Consider how it looks from different viewpoints – when sitting at the table and when you first enter the room – to ensure the dimensions work. In terms of colour, I prefer to use warm bulbs, which create a relaxing and inviting feel to the room. Textures can also bring warmth to a dining area scheme and using interesting materials within the lighting such as silks and linens will add a softness to the space."
Jo Plismy, founder, Gong

"Decorative pendants have always been the staple over the dining table, but some decorative products are not very bright and can cast shadows. It's advisable to fill in with focused spots, either at each corner of the table or in a line down the centre of the table to eliminate any dark spots. Ideally, opt for dimmable lighting, as these can have a second function as calming night-time lighting. If you have existing circuits that cannot be changed, there is a new generation of intelligent Bluetooth receivers that allow you to dim the lights where you couldn't have it before."
Piero De Marchis, director, Detail Lighting

A row of pendants is a popular way to light your dining area. Hay Coolie pendant lights in white, £215 each, Fritz Fryer.

>

LIVING ZONE

"A beautiful pendant or cluster light will provide good overall ambient illumination for day-to-day activities. It is also a great way of highlighting and defining a living space within a larger open-plan arrangement. Meanwhile, to create an area that's also ideal for relaxing in the evening, you can introduce a layer of softer, more diffused light in the form of some wall lights or sconces; a matching set behind a sofa will create a dedicated chill-out zone. Floor lamps add height and elegance, and they're also great for creating different zones. If you have a table or desk in your living area, you can create a separate study space by adding a decorative table lamp. As well as providing excellent task lighting for activities such as reading, writing or crafting, the beauty of lamps is they can be moved around, offering you complete flexibility with your zoning. With our cordless rechargeable table lamps, you have even more options, as you can put them wherever you see fit, without worrying about pesky cables or power sockets."
Jo Plant, head of design, Pooky

Create a cosy reading nook with a floor lamp but ensure it's right for reading; Pooky recommends a brightness of at least 450 lumens and a daylight colour of 6500 Kelvin, for reading or crafting. Also ensure the fitting is articulated, bendy or adjustable so you can direct it at your book, such as the Pick reading lamp, £320, Pooky.

A bright overhead light is best avoided in a living space, as it'll create an uncomfortable glare and stark atmosphere. Instead cluster groups of paper or fabric ceiling lights that emit a warm and comfortable glow in the evenings. Pachai light shades made from recycled polyester, £12, Dunelm.

"When thinking about lighting for a living area, start by looking at the most practical circuit first. Consider positioning LED downlights angled towards the curtains, artwork, and any joinery so the illumination is reflected into the room, enhancing the feel of space. Always try to avoid a grid of downlights, as this only serves to make a room look flat and dull. Also think about adding a layer of uplights – discreet low glare fittings can add a magical touch to window reveals or fireplaces. It's essential to consider your furniture arrangement, too; once you know where your key pieces of furniture will be, you can look to position your light fittings in order to enhance the space."
Sally Storey, creative director, John Cullen Lighting

Place lighting at different levels around the room to create a dynamic space and add interest. Tenbrooke candle holders £651; Lyle Console, £4040; Turner small sofa in Mist velvet, £7380, Arteriors.

"Set lamps around the living area to create pools of illumination. Think about your favourite spots to sit in, as well as any architectural features you might want to showcase that are getting lost in the flattened light. Don't restrict yourself to table lamps and floor lamps. Look up and make use of your walls, too. An often-forgotten area is around a media unit. Place uplighters, spots, or LED bars within the shelving crevices and you will add to your illumination and make a feature of your entertainment space. If you don't have any shelves, create a defined glow by backlighting your television frame and letting it reflect onto the wall to give a softer impact."

Peter Legg, lead designer, Där Lighting KBB

Your daily inspiration

FROM THE TEAM BEHIND **KITCHENS BEDROOMS & BATHROOMS**

From top left-right: Katherine Molanda, Chris Snook, Colin Poole, Malcolm Menzies, Rachael Smith, Jemma Watts, Clive Doyle, Chris Snook, Adelina Iliev
50 Degrees North; Devol; Photography: Darren Chung, Davonport; Photography: Chris Snook; The Shaker Kitchen Company

these *three* rooms

thesethreerooms.com

APPLIANCE FOCUS

Lighten THE LOAD

Hi-tech washing machines, tumble dryers and drying cabinets will save you time, offer gentler cycles and even steam options and take extra care of your clothes

Words: **Sally Smith**

1

Washing machines

The latest appliances have an impressive array of programmes and functionality to help you wash your clothes more efficiently. The type and size of load can be automatically detected in some models, saving up to 50% of water. Reducing waste is a key feature, so look out for auto dosing. This means you fill up the detergent and softener compartments once and sensors will measure out the exact amount needed for each load, saving you time and money. There are steam cycles to refresh clothes in just 25 minutes as well as an option to finish a wash cycle with a gentle steam, cutting back on ironing. A hi-tech model will cost between £800 and £1000.

2

Tumble dryers

Heat pump appliances are designed to reheat the air and use less electricity than condenser or vented models. Drums now have specialised sensors that can detect the level of moisture in the load and adjust the programme accordingly, preventing you from over drying or shrinking more delicate fabrics. Appliances with reverse action drum technology spin in both directions, so your clothes will dry more evenly and efficiently – great for bedding and towels that can bunch up and still emerge damp. There are plenty of iron assist and anti-crease programmes on offer that pump steam into the drum at the end of the cycle to help smooth out the laundry. Expect to pay anything from £300 to around £1000 for a tumble dryer.

3

Combination washer dryers

Short on space? A combination appliance is the ideal option. The freestanding models have slightly larger capacities and generally can wash up to 8 kg and dry around 5 kg of laundry. Uninterrupted wash and dry cycles can be as short as an hour or run for 180 minutes for a more energy efficient cycle. These models offer the full range of programmes along with auto dose functionality and heat pump technology to help reduce water and energy bills. Plus, it can be more cost effective than buying separate appliances – prices range from £700 to £2500.

4

Drying cabinets

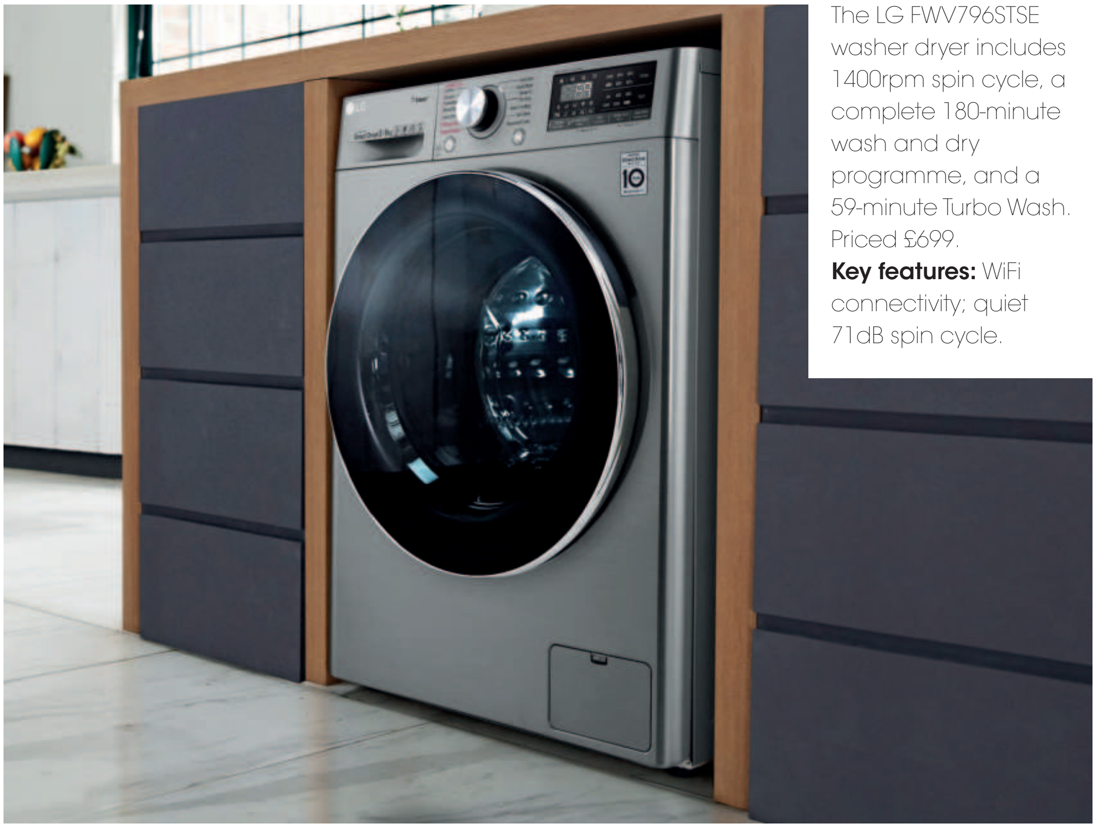
This is the most innovative laundry solution. Simply hang up wet clothes straight from the washing machine and they will dry gently. It's an ideal place to store damp coats and boots, too, so they're dried out when you use them again. These tall appliances are available either vented or with a heat pump and will dry up to 5 kg of laundry with no physical movement. Choose from a limited range of automatic programmes of 40°C or 60°C, depending on the fabric that needs to dry. There are gentle steam functions that will refresh and reduce creases in garments, too – ideal for non-washable fabrics. These energy saving appliances range in price from around £2000 to more than £13,000. >

The Smeg washing machine WNP84SECUK, £549, has been designed with an extra-large door for easy loading. It offers a full range of laundry programmes, including anti crease, anti stain, and anti allergy cycles. It is shown here with the dryer DNP83SEUK, £649. **Key features:** Steam functionality; full-area LED display.

The Bosch WAU28P89GB Series 6 washing machine, £899, has 13 cycles, including prewash, single rinse, soaking, and a super quick 15/30 minutes programme. It also offers a start and pause with reload function, plus temperature selection. **Key features:** Home Connect functionality; EcoSilence motor.

AEG's L7FEE965R 7000 ProSteam washing machine has 10 programmes, including a 20-minute quick wash and 130-minute 40°C eco wash, with extra rinse and time save functions. Priced £899. **Key features:** Wool plus programme; steam refresh.

Smart connected washing machines and dryers can not only communicate with each other – you'll also find a range of manufacturer apps, which can help you to manage your laundry more efficiently. You can start and stop cycles remotely from your phone, activate the dryer, keep an eye on maintenance or even scan labels on your clothes to ensure you pick the correct programme.



The LG FWV796STSE washer dryer includes 1400rpm spin cycle, a complete 180-minute wash and dry programme, and a 59-minute Turbo Wash. Priced £699. **Key features:** WiFi connectivity; quiet 71dB spin cycle.

Asko's drying cabinet will dry your wet clothes quickly and gently. Choose from a range of programmes depending on the thickness of the garments. From £1899, shown with the Logic washing machine, £1599, and tumble dryer, £1499. **Key features:** Includes hanging racks and hangers; heat pump or vented model.

V-Zug's RefreshButler laundry cabinet, £13,300, refreshes and sanitises clothing without washing. It dries up to 5 kg of laundry without any physical movement, and the hygiene cycle eliminates up to 99.99% of all germs and bacteria **Key features:** 10-year warranty; freestanding or integrated installation. >

The Caple TDI4001fully integrated 7kg washer dryer uses heat pump technology and features 15 programmes, including anti allergy, refresh, and pre-iron, and it even caters for small loads, mix and dry, and sportswear. Priced £1106. **Key features:** 67dB noise level; sensor drying.

Haier's I-Pro Series 7 Plus heat pump dryer, £699, has more than 14 drying programmes including I-Refresh that refreshes clothes with the water stored in the drawer and adjusts temperature for optimum drying. Shown with I-Pro Series 7 washing machine, £599. **Key features:** Remote hOnApp access; I-Time.

Miele's WTR860WPM washer dryer, £2349, offers a TwinDos detergent system, which automatically releases the right amount of detergent and fabric softener at the optimum time in the cycle. **Key features:** @home function connectivity, Capdosing system.

The Montpellier MTDSC7W 7kg freestanding condenser sensor tumble dryer has 15 programmes, including timed dry, anti crease, refresh, cupboard dry, extra dry, jeans, baby care, mixed dry and quick dry. It is priced £279. **Key features:** Sensor drying; delay timer.

NEED TO KNOW

Discover more laundry rooms ideas via *thesethreerooms.com*

Samsung's Bespoke AI 9kg premium heat pump tumble dryer, £979, is shown with the Bespoke AI 11kg washing machine, £929. Auto Cycle link recommends the right setting to dry your clothes after the wash cycle finishes via a phone notification. **Key features:** Five-year warranty, SmartThings app functionality. KBB

The party house

Lucy and Chris asked Wren Kitchens to help them design a stylish and modern light-filled kitchen and living space that would also feel warm and homely

When Lucy and Chris, who have two sons – George, 18, and Oscar, 12 – moved into their home in Kent in 2015, they had a vision. One day, they planned to knock down some walls and replace the old conservatory with a light-filled extension to create an impressive open-plan living space complete with skylights and bi-fold doors. "The house was segmented, and the rooms felt disjointed," Lucy explains. "We wanted to create an open-plan area with the kitchen and living room connected so we can spend more time family time together as well as entertain." They chose Wren Kitchens because they liked the designs in the TV ads, as well as the couple dancing through the showroom. They felt it matched their lifestyle. "We're always up for a party!" says Lucy.

The brief

The couple wanted the kitchen to look modern, functional and family friendly. They liked the idea of an island where they could all gather and, having lived with a small kitchen for several years, wanted to maximise on storage. And they wanted the space to feel homely. "Some modern designs can be far too clinical," says Lucy. "We wanted a contemporary yet warm kitchen."

The design

Lucy and Chris took some rough measurements before meeting the designer, but were unsure on their choice of kitchen style. Once they visited the Wren showroom, however, the project rapidly took shape. "I was thinking of country-style cabinetry but I instantly changed my mind when I saw a contemporary design in the showroom," remembers Lucy. "We saw this kitchen on display and looked at each other," Chris adds, "and instantly decided that was it."

They found working with Wren's designers was very helpful. They understood the couple's vision and offered lots of additional ideas. "We wanted an island but were persuaded to have a breakfast bar instead," explains Chris. They added black details – the sink and black profiles – to complement the bifold doors and the indoor fireplace, which were installed to give the room a warmer feel. And, of course, there were lots of clever storage ideas. A favourite is the super-smart pull-out spice drawer. "It's a real pleasure having so much more storage and space," Lucy says. "And the kitchen is so much easier to clean."

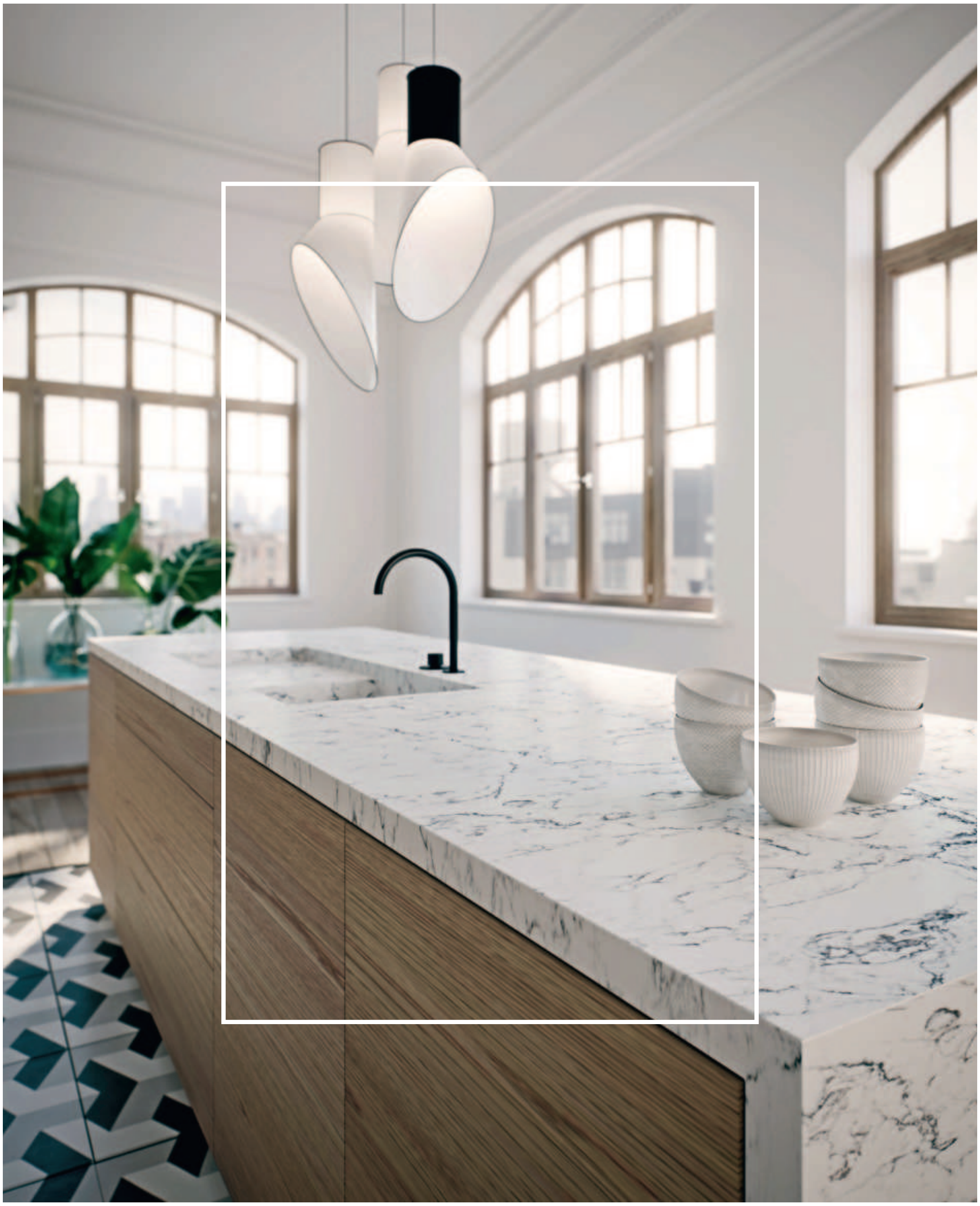
SEARCH #WRENOVATION FOR MORE IDEAS

The verdict

Chris and Lucy feel the process – from initial consultation to delivery and installation – went incredibly smoothly and they are thrilled with the result. The spacious and light-filled new kitchen-living-diner has transformed the way the family enjoy their home. Their sons love spending time in the kitchen but, Lucy jokes, they haven't cooked in it yet. "It's such a lovely space that we're now the designated hosts for all family events," says Chris. "It's definitely the party house," Lucy adds with a happy smile.

To book a free design appointment today, please visit **wrenkitchens.com** where you'll also find a helpful online kitchen planner.

wren KITCHENS



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HOMES

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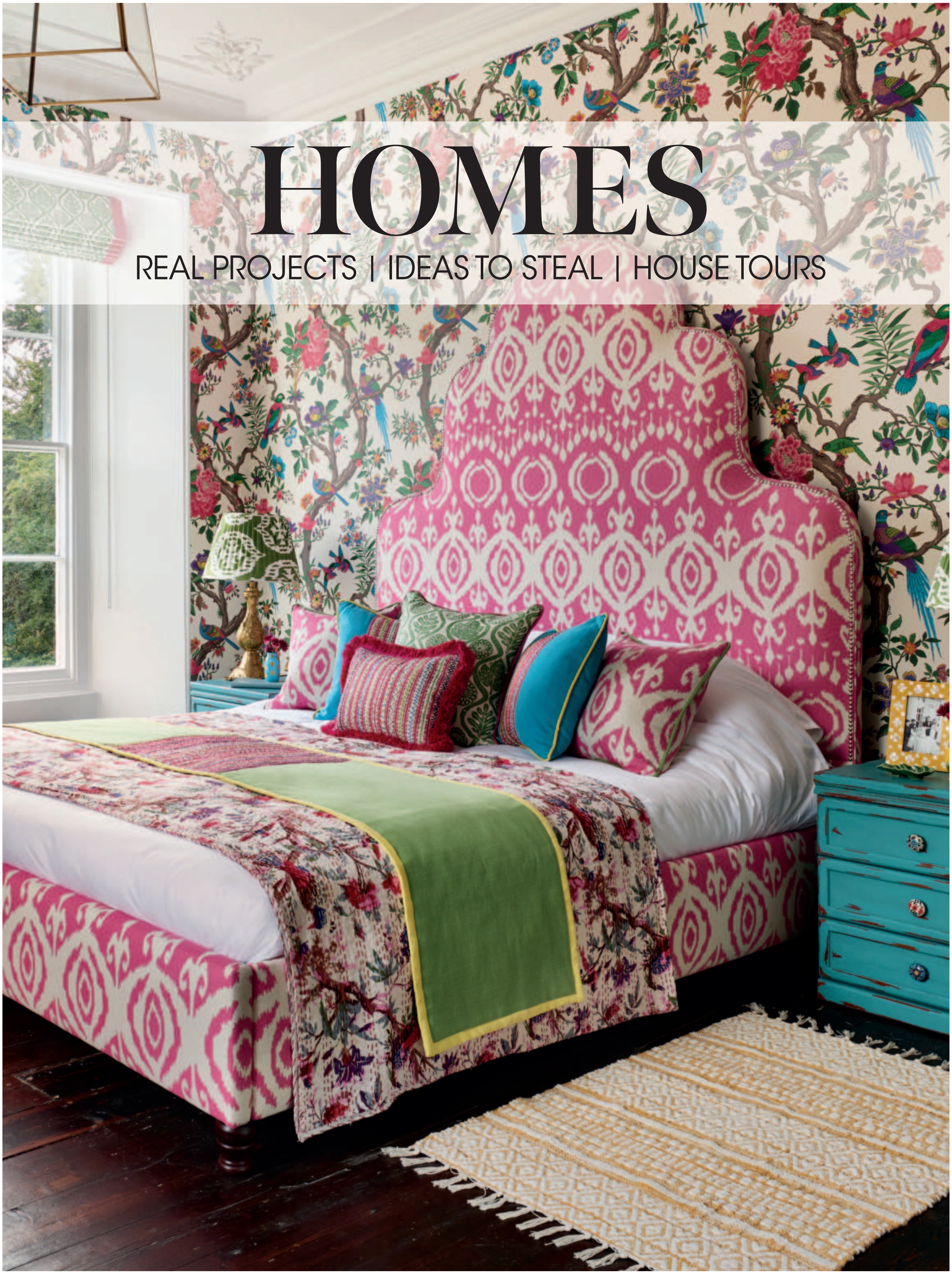


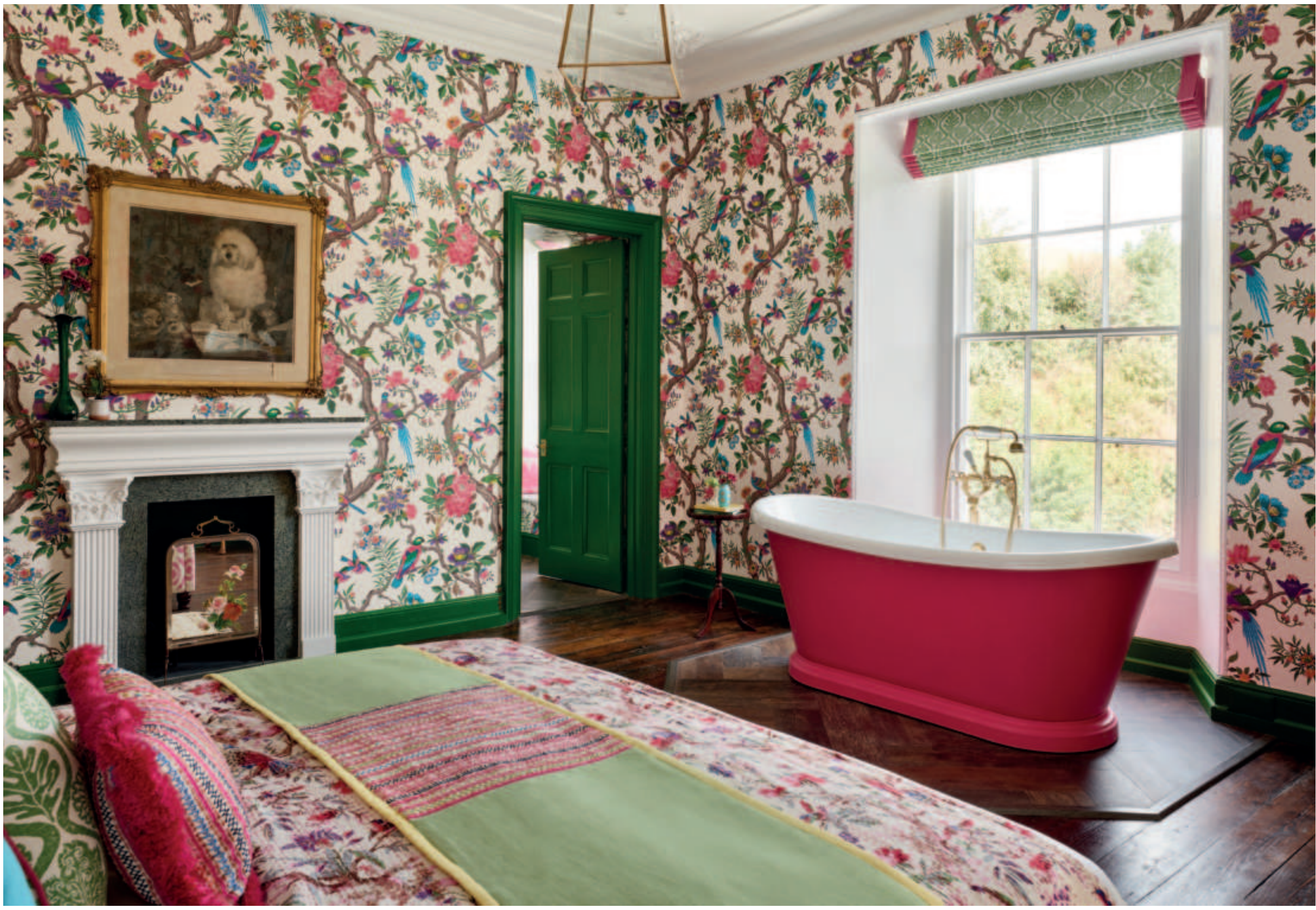
COVER HOME

QUEEN OF *pink*

Interior designer Anouska Lancaster has transformed a run-down 1830s house into a funky family home brimming with colour and personality

Words: **Amanda Cochrane** Photography: **Darren Chung**

below The striking bright pink **bath** in the master suite is from BC Designs. Anouska sourced many of the antiques for the master suite in Sunbury Antiques Market. "I always start a project with a piece of art, fabric or wallpaper to make a design interesting and flamboyant." **Flooring**, Karndean.



The FACTS

Who Anouska Lancaster, husband Greig Scott and their four children
What Grade II-listed 1830s manor house
Where Boscastle, north Cornwall coast
Time Two years

far left The Fountainbleau **wallpaper** is by Cole & Son. **Taps, shower**, BC Design. **Green metro tiles**, Fired Earth. **Basins**, The Way We Live London. **Quartz worktop**, Barham & Sons. >

Bubbly interior designer and QVC presenter Anouska Lancaster, best known for her colourful and flamboyant creations, believes your home should reflect your style. And there's no better example of her design ethos than Penally House, her beautifully renovated home in Boscastle on the north Cornwall coast. She shares the rambling 1830s property, which is a riot of pinks, purples, and vibrant patterns, with husband Greig Scott, a specialist printer, and their blended family: Kai, 19, Mia, 1 6, Harry, 18, and Maddie, 17. Not to forget their two dogs, Otto and Stanley.

Anouska and Greig spotted the house online in the spring of 2021 – while they were staying at their holiday cottage in nearby Port Isaac – and immediately arranged a viewing. "The asking price was £995,000 and we thought 'what's the catch?'," says Anouska. They decided to go for a sneaky peek, and it was love at first sight. "As we approached the house we saw an amazing carpet of bluebells," Anouska recalls. "We walked around and our jaws dropped. We followed the coastal path to glance back and it was just beautiful from every angle. It was like something out of a Disney movie."

The following day they went to the official viewing and were dismayed to find out there were several interested parties. "We walked around the house with our best poker faces," says Anouska. The agents asked everyone to make their best offer and, unusually, to provide a written explanation of why they wanted to buy the house. Anouska spent hours researching Penally House and its history. They made an offer just over the asking price and described their vision: to once again make the house a family home and protect it for generations to come. They spent an agonised evening wondering if the property was to be theirs and were delighted to receive a phone call the next day saying their bid had been successful.

Set in three and a half acres in the fishing village of Boscastle, the three-storey, six-bedroom Grade II-listed house was built in 1836 for William Sloggett, a local merchant and, according to Cornish rumour, a smuggler. Anouska and Greig wanted to respect the heritage of the house but were also mindful it was to be a family home. "We didn't want it to feel stuffy or stately and wanted to add a modern spin," explains Anouska. "It was about creating a truly joyful home."

However, renovating the house, which had a chequered history and had taken a beating over the years, wasn't straightforward. As the property is Grade II listed, they had to be very careful about their design choices and couldn't simply rip anything out. They even had to consult about removing the 90s radiators and fake stained-glass windows. Sadly, squatters had moved into during the early 1990s and stripped out many of its original features, including cornicing, ceiling roses, cast iron radiators, and many of the marble fireplaces – only two remained. Plus, some of the original flooring had been damaged by fire.

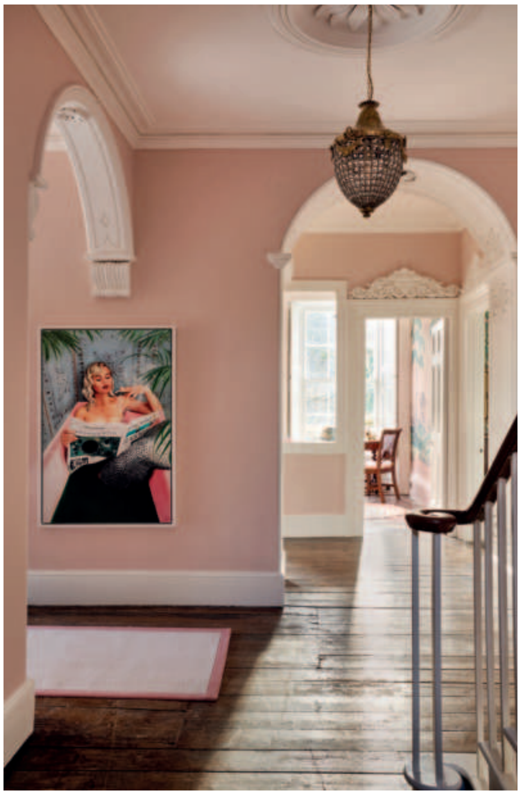
Taking her time to get the perfect build team in place, Anouska used as many local craftspeople as possible – including Cornwall-based Lee Vanstone, a plaster mouldings specialist who restored and created mouldings, ceiling roses, and cornicing throughout.

Anouska's starting point for the interior design was a dusky pink Everhot range cooker for the roomy kitchen. "I'd always wanted one and everything else just revolved around it," says >

right Mirror, Pooky; **basin**, The Way We Live London; **wallpaper**, Cole & Son.

far right Fitted cupboards **painted** in Fruit Fool by Farrow & Ball. Walls **painted** in Garden, Little Greene.

below The master bedroom's giant pink headboard is covered in Volcano Paradise **fabric** by Andrew Martin. **Headboard**, The Headboard Workshop.

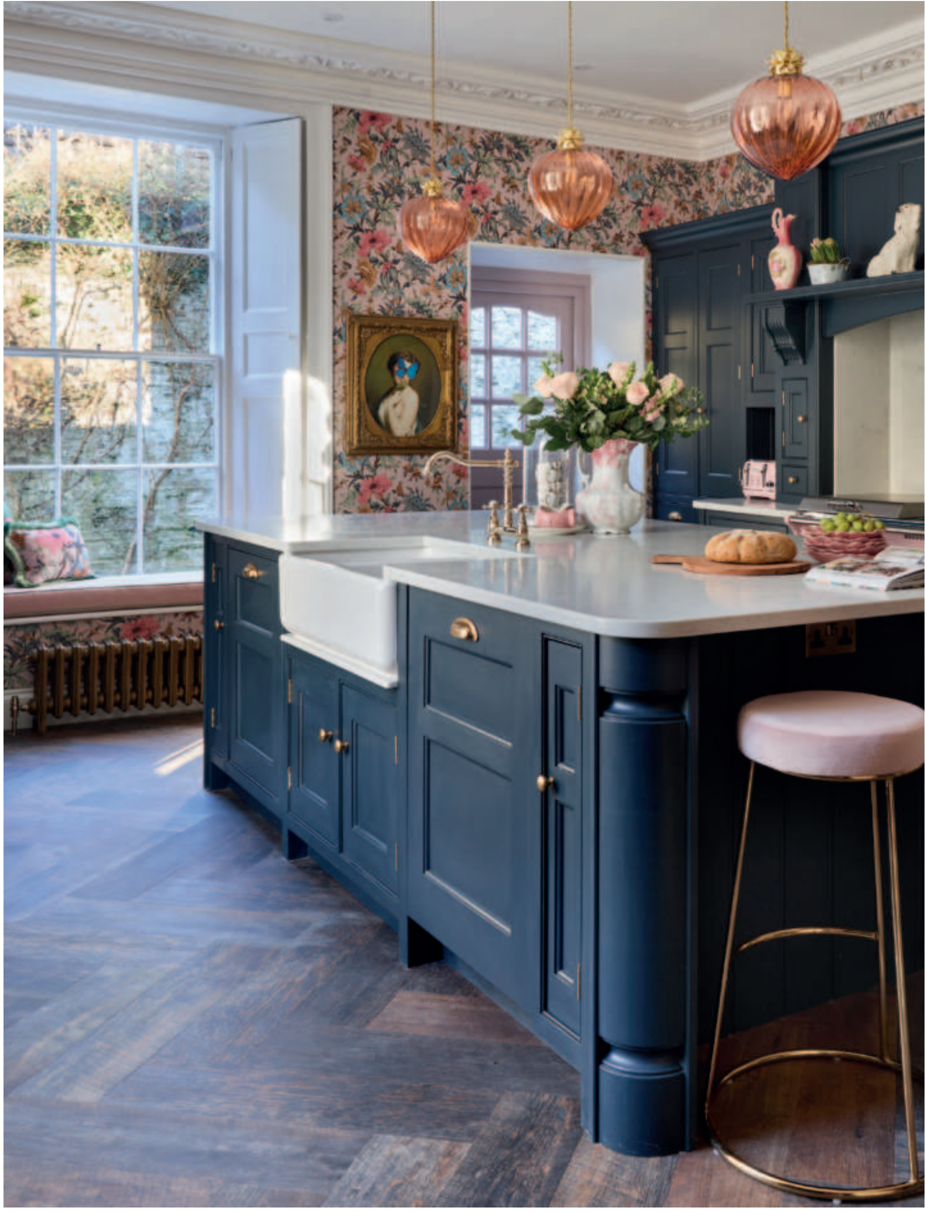


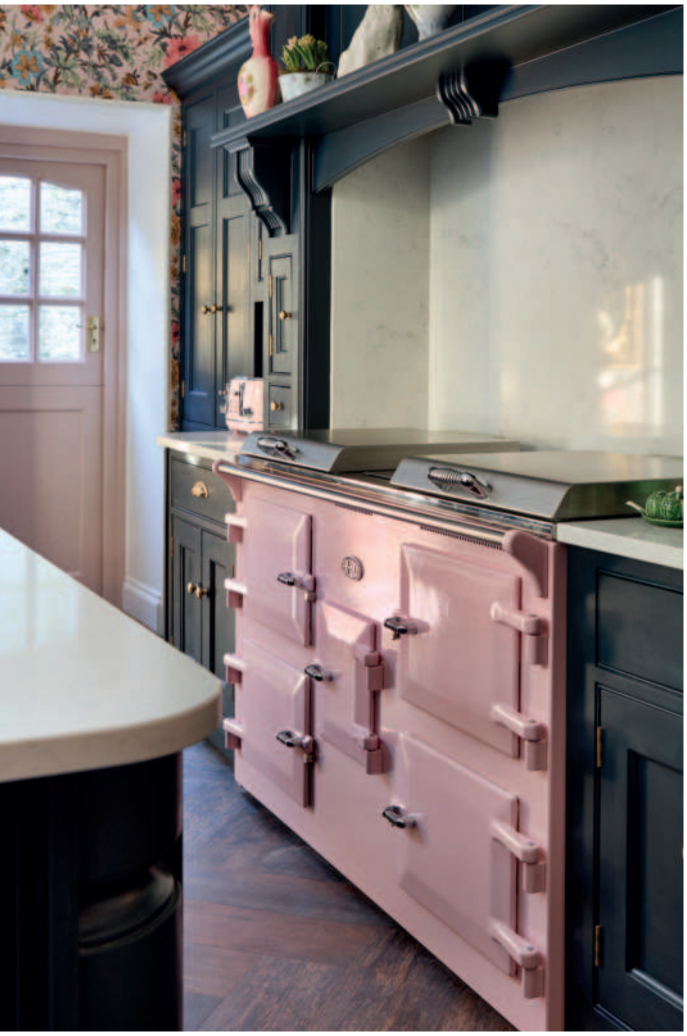
Anouska. "Everyone told me to go for a neutral shade, but I just love it. Pink is such a happy colour." Luckily for her, husband Greig shares her love of bright colours and vibrant patterns.

True to their word to the previous owners, Anouska and Greig have breathed sympathetic yet vibrant new life to the house – the renovation of the kitchen, living room and master suite was featured on Channel 4's *Renovation Nation* – and have made no structural changes. The house now has five bedrooms, with the sixth turned into a dressing room. The couple are also renovating the basement to create two extra bedrooms, another bathroom, and a cinema space.

"The design of Penally House has been about experimenting with so many different ideas and colours," says Anouska, who trained as an artist and started out by designing night clubs for her first husband. When they split up, she designed a tiny but beautiful rental cottage for her and their two children. After that, she was asked to do up some houses for school mums, and her career snowballed from there.

"I began by doing a lot of beige schemes, because that's what clients wanted at the time, but now people come to me for my colourful style," smiles Anouska. "For me, interior design is a lot to do with gut instinct. I love to mix colours and patterns together, but a house is only a home if it reflects your personality."





above The navy blue Shaker-style **kitchen** was handmade by Wiltshire-based John Turner. **Flora pendants in Peach glass**, Rothschild & Bickers.

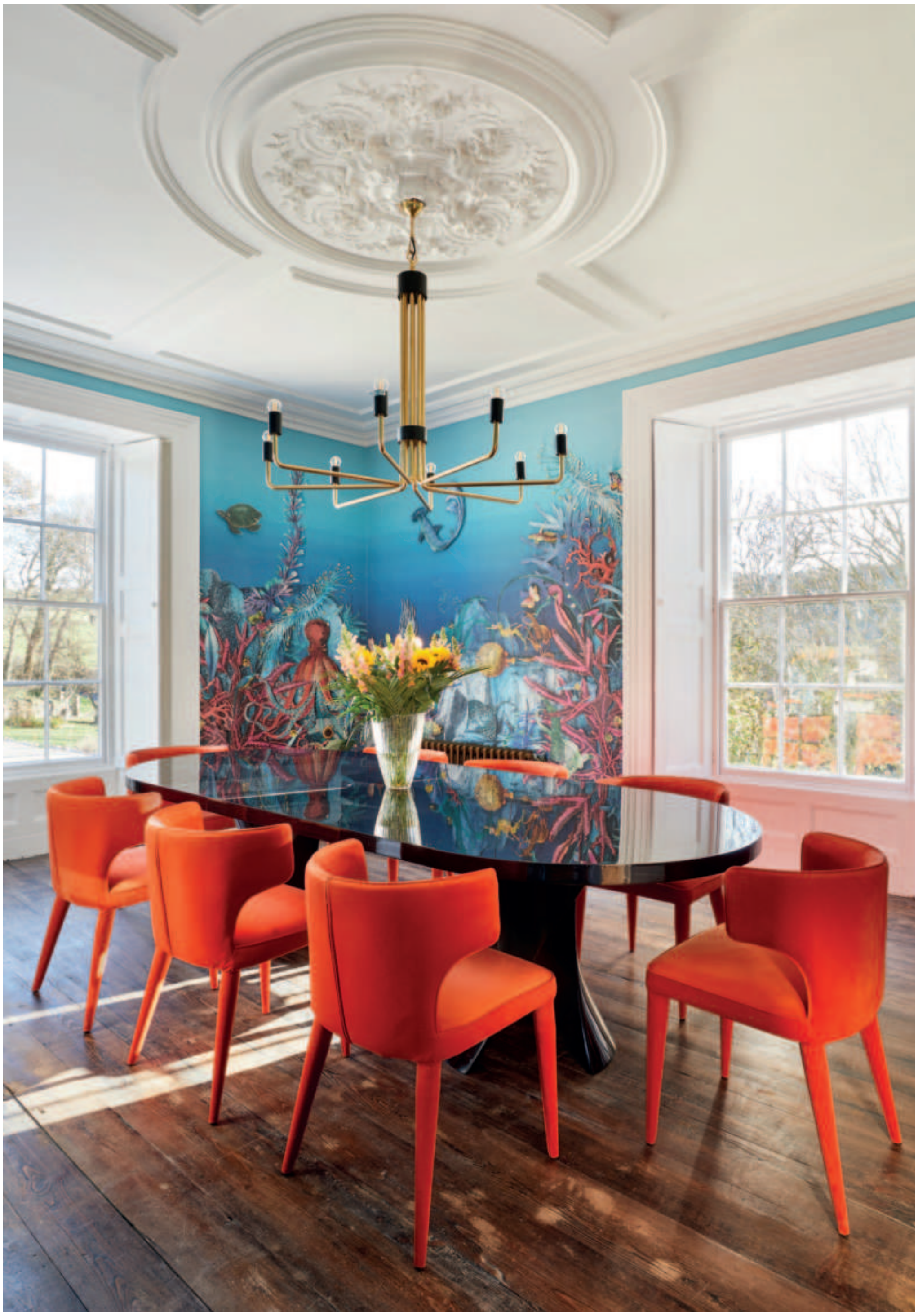
left The pretty blush pink Everhot **range cooker** was interior designer Anouska's starting point for the bright and colourful kitchen sheme.

right Anouska discovered Woodchip & Magnolia's **fabric** and **wallpaper** designs scrolling on Instagram.

CORNWALL IS
ALWAYS
A GOOD IDEA

left The adjacent sitting room continues the floral theme.

below In the dining room, Anouska and Greig decided to go for an unusual underwater theme. Greig worked with his specialist **printer** firm The Logical Choice to turn artist Kristjana Williams' 3D creation into a unique and very colourful design.

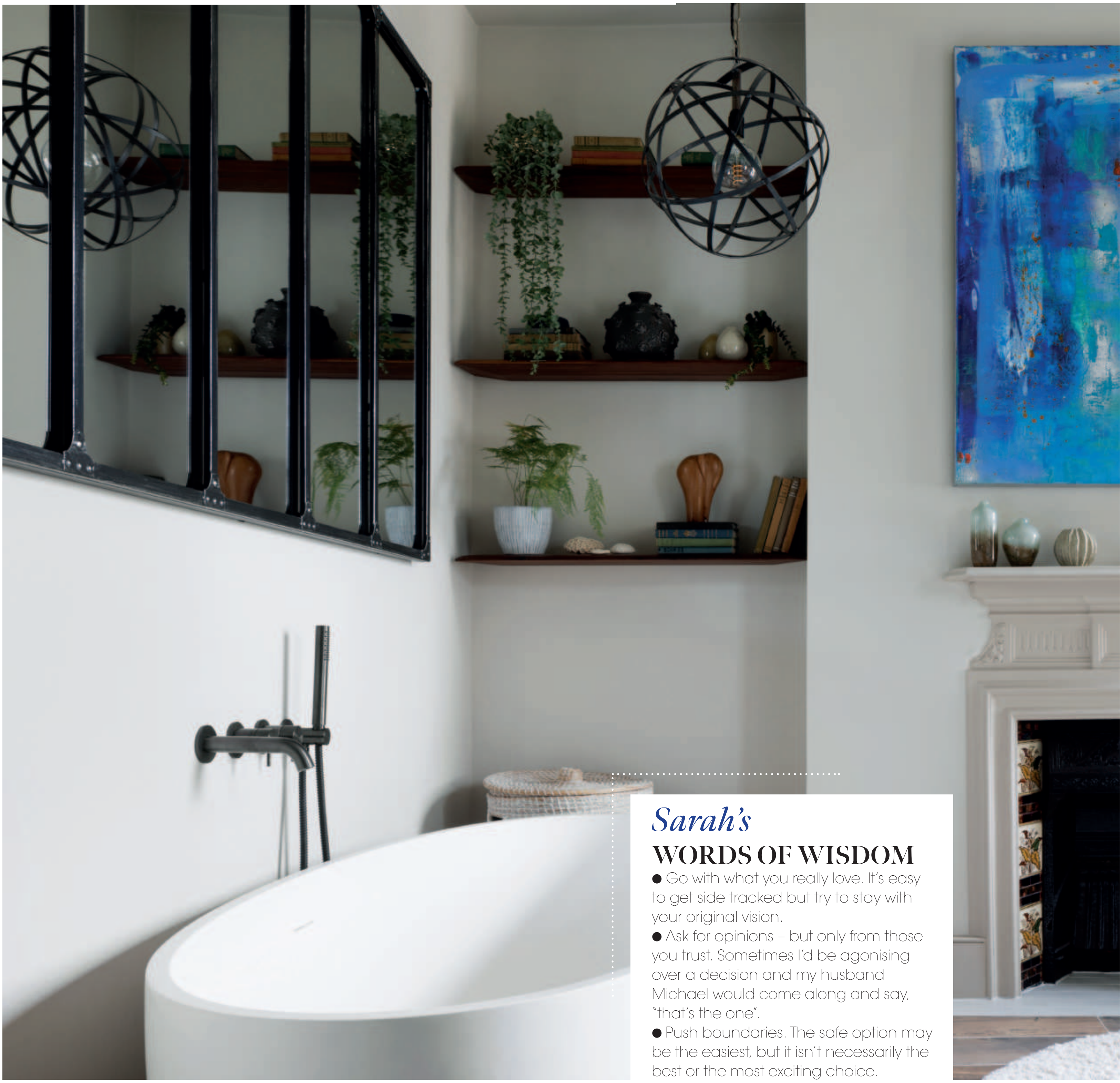


SOURCEBOOK

Interior design Noushka Design noushkadesign.com
Range cooker Everhot everhot.co.uk
Flooring Karndean karndean.com
Kitchen lighting Rothschild & Bickers rothschildbickers.com
Bath BC Designs bcdesigns.co.uk
Mouldings Lee Vanstone classicmouldingssouthwest.co.uk
Wallpaper Woodchip & Magnolia woodchipandmagnolia.co.uk; Cole & Son cole-and-son.com
For full stockist information, see page 128. Search for more suppliers at thesethreerooms.com/directory KBB

The FACTS

Who? Sarah and Michael Jones and their twin daughters, Charlotte and Olivia, five
What? New main ensuite
Where? Clapham, south west London
Cost? £60,000
Time? Three months



Sarah's WORDS OF WISDOM

- Go with what you really love. It's easy to get side tracked but try to stay with your original vision.
- Ask for opinions – but only from those you trust. Sometimes I'd be agonising over a decision and my husband Michael would come along and say, "that's the one".
- Push boundaries. The safe option may be the easiest, but it isn't necessarily the best or the most exciting choice.

A BATHROOM SPACE TO RELAX AND UNWIND

Sarah and Michael Jones have transformed a previously gloomy ensuite into one filled with personality and light – creating a perfect sanctuary

Words: **Amelia Thorpe** Photography: **Paul Craig**

The blue Soozy Baker **painting** is a treasured find.

Sarah and Michael Jones were living in a flat in central London when they discovered Sarah was expecting twins. "Suddenly, our two-bedroom apartment felt very small," recalls Sarah, "so we started looking for a family-size house in south west London, close to friends."

Sarah, who works for a renewable energy company, and lawyer Michael, chose a handsome red brick Edwardian house on a corner plot, complete with five bedrooms, three bathrooms, and a garden. The large property was quite a contrast to their previous home. "We walked in and saw the original period floor tiles and it felt like home," says Sarah. "It's a house with lots of character and a very welcoming feel."

"The previous owners had wonderful taste, but I was longing to make the ensuite my own," she continues. "From the moment we moved in, I was itching to redo it." Sarah and Michael were keen to remove the dark grey concrete bath surround and shower cladding but were less certain about how to replace it. "We knew we needed help, because there are a lot of technical and practical aspects to good bathroom design," explains Sarah. "The amount of choice, from tiles to underfloor heating, just felt overwhelming."

After reading a magazine feature, Sarah discovered that West One Bathrooms offer a comprehensive design service and contacted the company to get the ball rolling. Designer Kirsten Wain took over the project and the couple immediately liked her ideas and approach. "Kirsten was full of good ideas of what would work well in the dimensions of our space, and able to see where I was going with my ideas and help translate them into reality," says Sarah. "I appreciated her honest feedback when she thought some things weren't quite right and she was great at reassuring me over some of my bolder choices."

As well as wanting to banish the dark materials of before, Sarah wanted to create a bathroom where they could relax and unwind. "Both our jobs are busy and life with the girls is wonderful but always full on, so my vision was to create a peaceful sanctuary to enjoy at the end of a hectic day," she says. "At the same time, I wanted warmth and character, a space that sat comfortably with the age of the house – and to create a room with soul."

Keeping the layout to a similar arrangement was important for plumbing reasons but also because it made the most of the available space. The couple decided to replace the built-in bath with a freestanding design as they wanted a more contemporary look and to add a sense of luxury to the room. It sits on wood-effect floor tiles, which look like natural timber but are made from non-

>

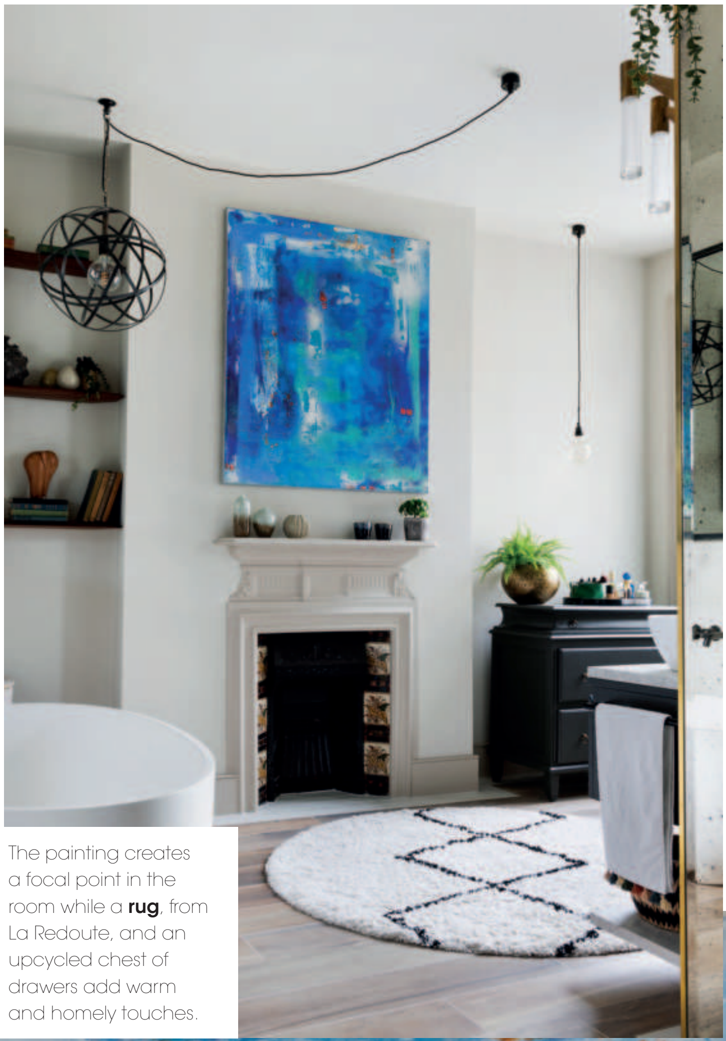
porous porcelain and are easy to maintain. An industrial-style metal framed mirror above the bath adds another modern touch.

With the main design decisions sorted, Sarah and Michael went out for coffee one day, and spotted a painting by Soozy Barker in the window of a local gallery. "I fell in love with its beautiful blues," says Sarah, who decided to hang the painting above the original fireplace in the room, creating a focal point for the design. Walls painted in a simple pale stone colour create a gallery-like feel to the room, enhancing the appeal of the painting and calm feel of the space.

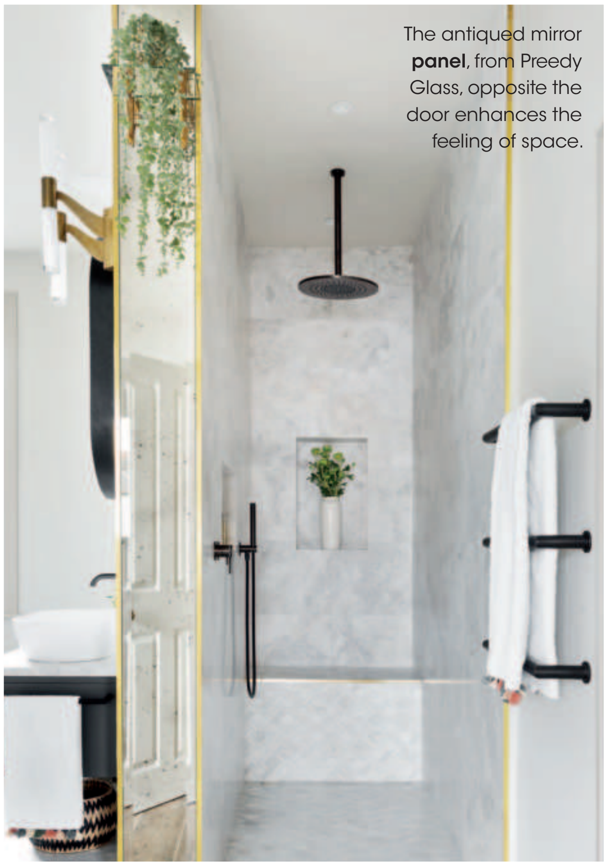
Turning their attention to the shower, the dark grey concrete cladding was replaced with Taj Mahal marble. This instantly created a lighter, more spacious and inviting feel. Increasing the length of the shower area made room for a bench and wall niche, as well as space for a larger vanity on the opposite side of the wall. "It was Kirsten's idea to add a panel of antiqued mirror across from the entrance door, which allows more light to bounce around and create a more roomy feel," explains Sarah.

A clean-lined contemporary vanity is topped with a single basin. "We felt that two bowls might have looked cramped," she says. "We don't tend to use the vanity at the same time anyway." Instead, they went for twin his-and-hers mirror cabinets to hang above the basin and store their individual toiletries, framing them with glamorous wall lights. "Throughout the bathroom, we used a mix of metal finishes to add character and warmth," says Sarah, who combined brushed gunmetal taps with industrial pendant lights, black metal mirror cabinets with brass wall lights, and tile trim.

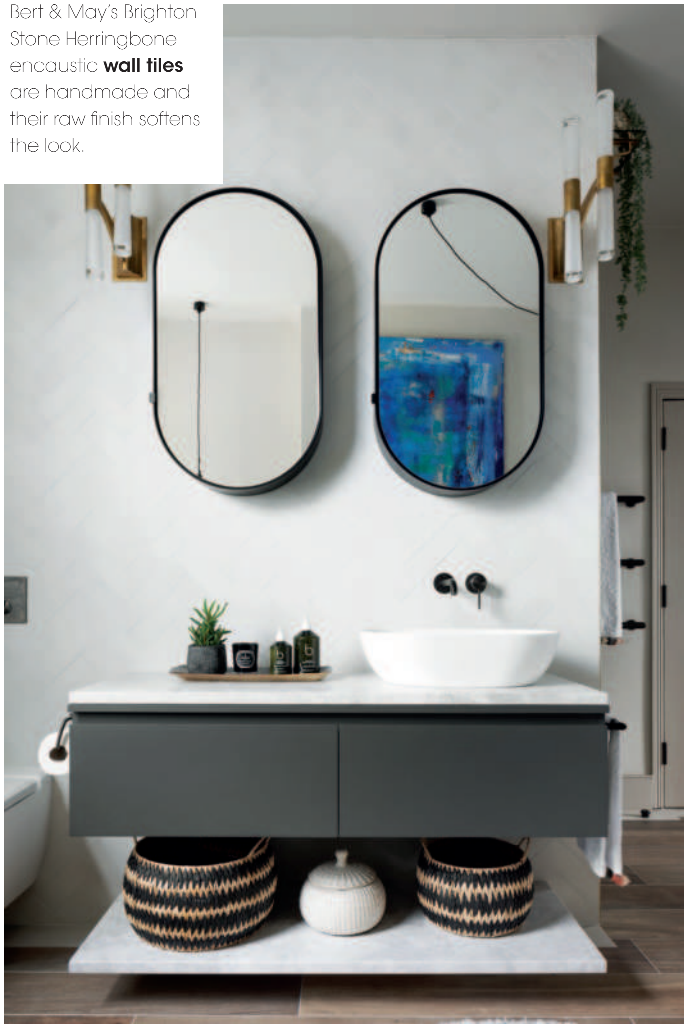
"I tried to avoid predictable choices," she says. "It wasn't always easy, especially as we were in lockdown for some of the project and I couldn't always see things in the flesh, but I'm glad I hung out for pieces, like the wall lights, that I really love. I couldn't be happier with the result."



The painting creates a focal point in the room while a **rug**, from La Redoute, and an upcycled chest of drawers add warm and homely touches.



The antiqued mirror **panel**, from Preedy Glass, opposite the door enhances the feeling of space.



Bert & May's Brighton Stone Herringbone encaustic **wall tiles** are handmade and their raw finish softens the look.

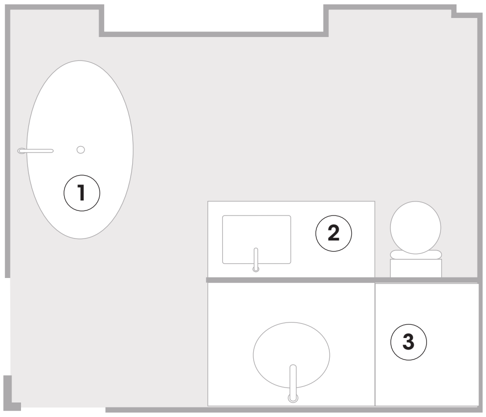
left The Primo matt white **bath**, from West One Bathrooms, sits below an industrial style **mirror**, from Maisons du Monde.

The Gessi Flessa wall-mounted **basin mixer** contrasts with the chalky white finish of the Bert & May **wall tiles**.

The PLANS

Sarah and Michael created a new ensuite that would allow them to relax after busy days.

1 Freestanding bath The tub is the first thing you see on entering the room.
2 Vanity The unit is discreetly tucked into the corner, next to the wall hung WC.
3 Walk-in shower To allow for maximum size, it was placed opposite the entrance door.



Slender wooden shelves create handy display areas, softening the style of the room and adding to its warm character.

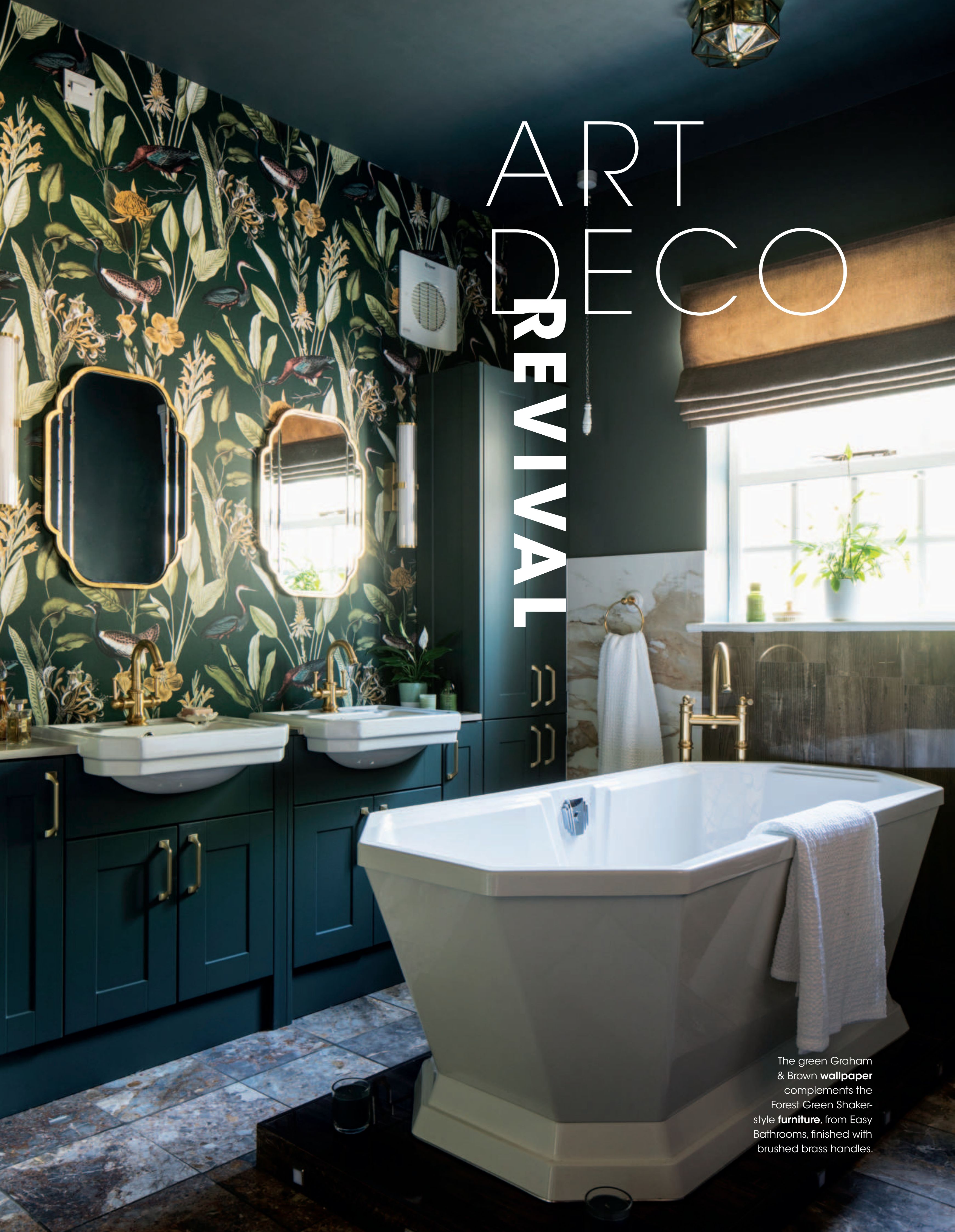
SOURCEBOOK

Bath, brassware, vanity, basin, mirror cabinets, WC, flush plate, towel rails, electric underfloor heating West One Bathrooms westonebathrooms.com.
Mirror Maisons du Monde maisonsdumonde.co.uk.
Floor tiles Fired Earth firedearth.com
Wall tiles Bert & May bertandmay.com
Shower floor tiles Claybrook claybrookstudio.co.uk
Marble Artisans of Devizes artisansofdevizes.com
Wall lights Visual Comfort & Co visualcomfort.com
Antiqued glass panel Preedy Glass 020 8965 1323 preedyglass.com
For full stockist information, see page 128. Search for more suppliers at thesethreerooms.com/directory

DESIGN FOCUS

1 Cloud countertop basin, £425, Waters Baths of Ashbourne, **watersbaths.co.uk** **2** Javari 1 pendant light, £49.20, Där Lighting. **darlighting.co.uk** **3** Essence two-hole basin mixer in Hard Graphite, £465.28, Grohe. **grohe.co.uk** **4** Samanea Oak Suar wood-effect tiles, £24.95 per sq m, Walls & Floors, **wallsandfloors.co.uk**

ART DECO REVIVAL



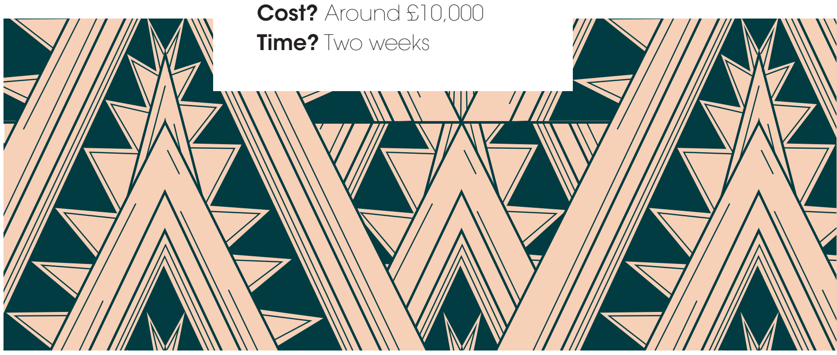
The green Graham & Brown **wallpaper** complements the Forest Green Shaker-style **furniture**, from Easy Bathrooms, finished with brushed brass handles.

A vibrant wallpaper design, deep green painted units, and Art Deco furniture and fittings have transformed a dated bathroom into a luxuriously dark and dramatic design with a bold and contemporary twist

Words **Nicola Hanley** Photography **James French**

The FACTS

Who? Julie Penn, her husband Alan, and Tara, their Labrador
What? A new bathroom for their 1820s property
Where? West Yorkshire
Cost? Around £10,000
Time? Two weeks



Having lived in her Grade II-listed lodge house for the last 25 years, Julie Penn knew that a very modern and minimalist style wouldn't suit the home she shares with husband Alan and Tara, their young Labrador. In 2004, the couple, who run an engineering company together, built an extension to create a new kitchen and bathroom. In keeping with the age of property, they opted for a very traditional, bespoke look and feel. When the time came to replace the bathroom nearly 20 years later, Julie was keen to stick with a traditional style but to add a modern twist. Here, she explains why the maximalist green wallpaper prompted the inspiration for their new design and how the look came together...

What prompted you to renovate the bathroom?

When we extended in 2004, we went for a Victorian-style bathroom with a freestanding roll-top bath. We also had dark wood fitted cupboards and a walk-in shower with a brass door. Everything was brand new and bespoke. Nearly 20 years later, things had inevitably begun to look worn. We felt the space had lost some of its shine and lustre. And when the boiler in the room broke we had to remove the old cabinets and knew it was time for a revamp.

What led you to working with Easy Bathrooms?

We visited a couple of companies, but they weren't particularly helpful, and they were a little bit slow on the uptake. Easy Bathrooms are very noticeable within Wakefield, and we drive past the showroom all the time, so we popped in for a look around. And the team were very helpful – in fact they were fabulous.

Where did you get your inspiration and what sort of brief did you give Easy Bathrooms?

We read a lot of magazines and deliberated for a long time on the look that we wanted. We knew we were keen to keep the traditional feel but add a modern twist. We had a few ideas, but also wanted to be guided by the design team at Easy Bathrooms. And they had some great suggestions. They came up with the bath, which is gorgeous – they brought it out of nowhere, as it wasn't on display in the showroom. They were very good at putting the whole project together.

How did you choose your colour scheme?

The bathroom was designed around the Graham & Green wallpaper, which we found and just really loved. We took it into the showroom and the staff were brilliant at showing us ideas and suggestions to match it. By chance,

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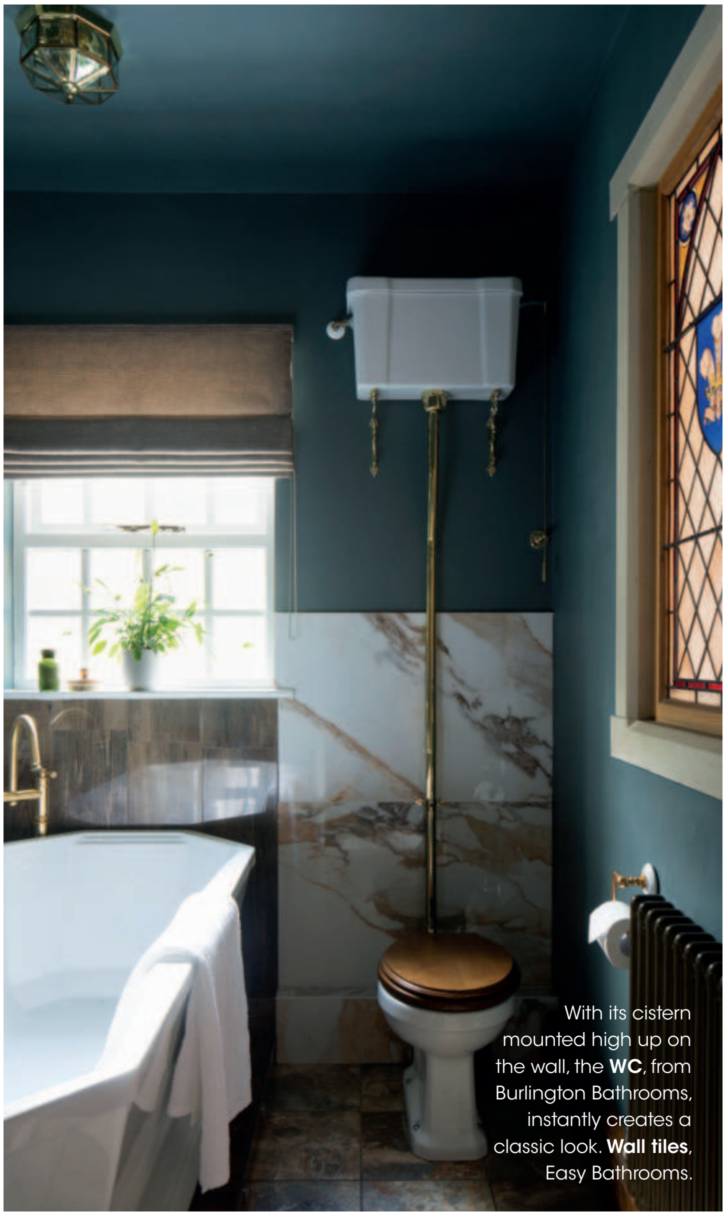
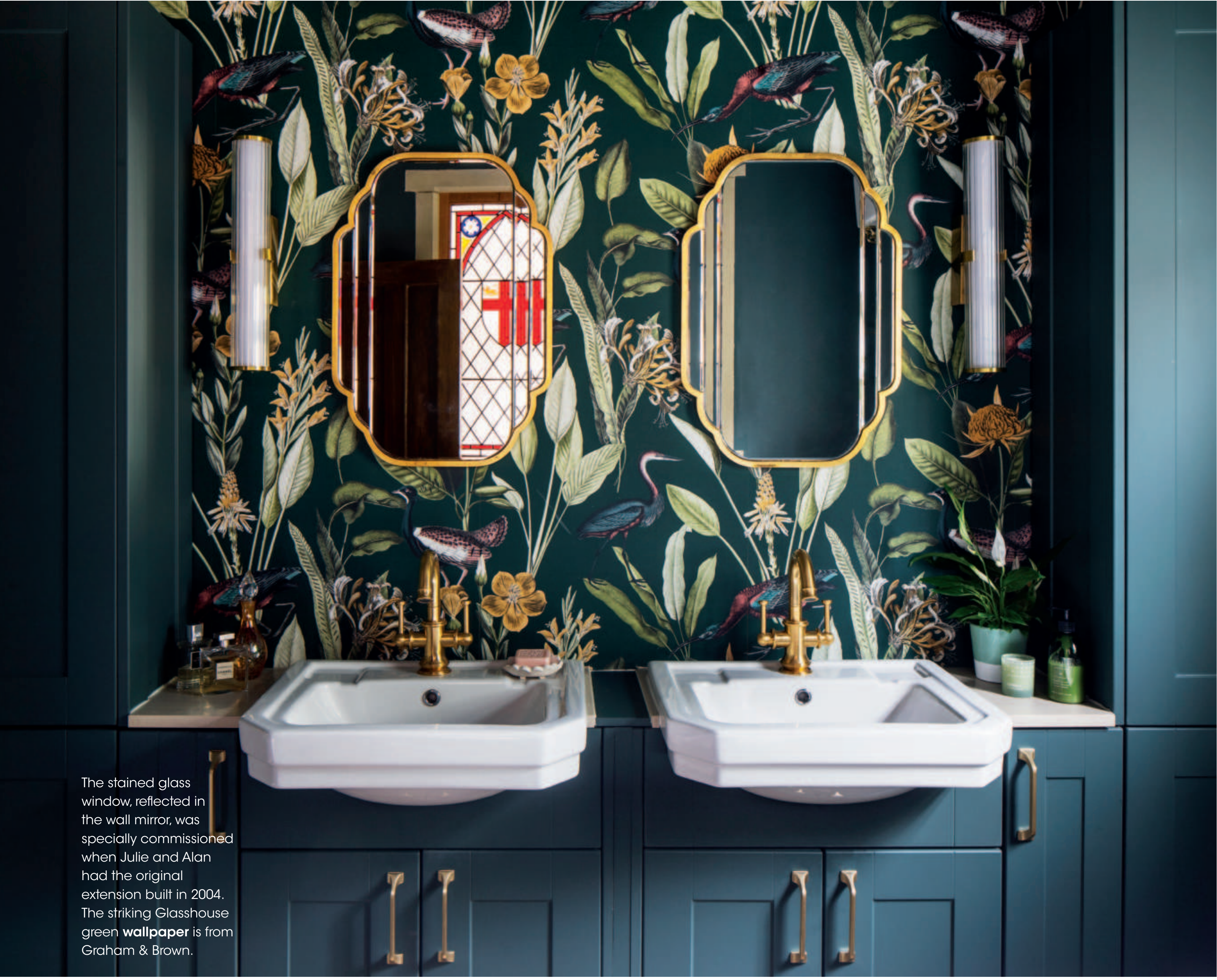


With its cistern mounted high up on the wall, the **WC**, from Burlington Bathrooms, instantly creates a classic look. **Wall tiles**, Easy Bathrooms.

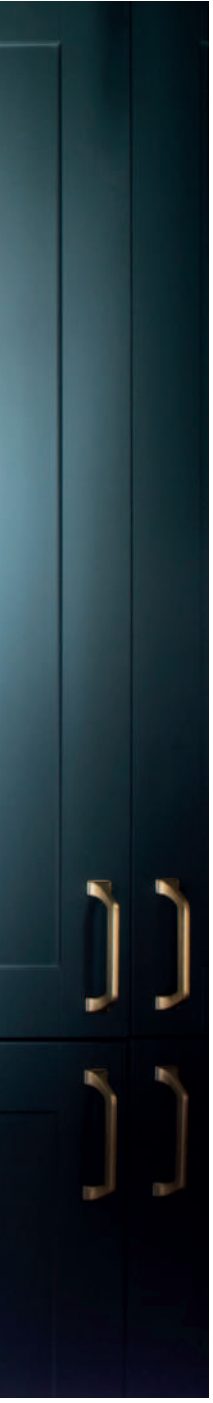


The stained glass window, reflected in the wall mirror, was specially commissioned when Julie and Alan had the original extension built in 2004. The striking Glasshouse green **wallpaper** is from Graham & Brown.

JULIE'S
WORDS OF WISDOM

- Shop around and don't just go for the first showroom you visit.
- Wait for what you really want and don't jump into something just because it's available. We had to wait quite a while for the shower screen because it was an unusual sized opening, which meant we had to source it somewhere else. We weren't going to buy something for the sake of buying it. It had to be right.
- Ensure the design is in keeping with your home. We live in an old property, and it would have looked silly to install a modern bathroom.
- Make it for your own. This is our bathroom with our design, which reflects our personalities, and we're so happy with it.

Finished in brushed brass, the Rainford **bath filler tap**, from Easy Bathrooms, has been installed with stand pipes to create a statement design.



one of the designers knew somebody that worked at the company and even managed to organise a discount on the wallpaper. We chose Forest Green for the furniture and then we had the wall and ceiling paint custom made in B&Q so it complemented the wallpaper. The ceiling is very high in the bathroom, and we decided to paint in dark green rather than white to make it feel lower.

How did you choose the furniture?

We needed more storage and wanted everything to have a place to create a sleeker look. The modern Shaker style keeps the traditional feel and is in keeping with the property's age and style. We felt brushed brass handles would work better than chrome. We could also see from magazines that the swing to other materials was becoming popular and decided to keep ahead of the trend.

Can you tell us about the brassware?

The taps we chose only came in a chrome finish as standard, but because they were from Easy Bathrooms' own brand, they were able to custom design them and plate them in brushed brass. We went for the Rainford basin mixer and bath filler and the shower is from Grohe with a chrome finish.

And the accessories and tiles?

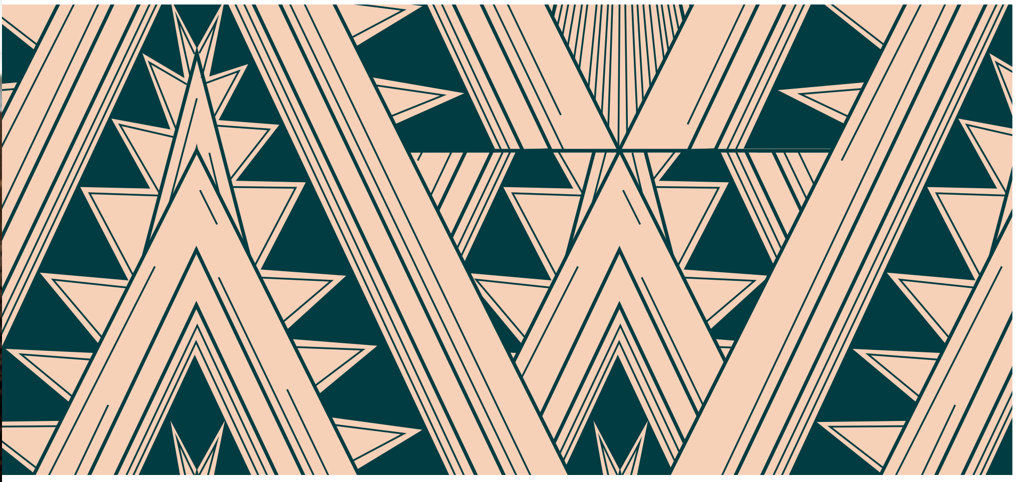
To keep the design sustainable, we retained the floor tiles from our 2004 extension, plus the ceiling light, toilet roll holder and towel ring. The wall tiles are new, and they came from Easy Bathrooms. We spotted them in a traditional bathroom setting in the showroom and really liked the look.

Did you face any challenges during the process?

There weren't too many obstacles but there were some delays with delivery dates due to the pandemic. It also took quite a while to find someone to install the bathroom as there was so much demand at the time. However, our fitter was recommended by Easy Bathrooms, and he was fantastic – in fact, he's just finished installing our new kitchen. We had an issue with the shower drainage, as it had always been poor in the bathroom, and decided to get a separate drain for it this time. The installer had to dig up outside, where it's very solid ground and this added a little bit more time to the project.

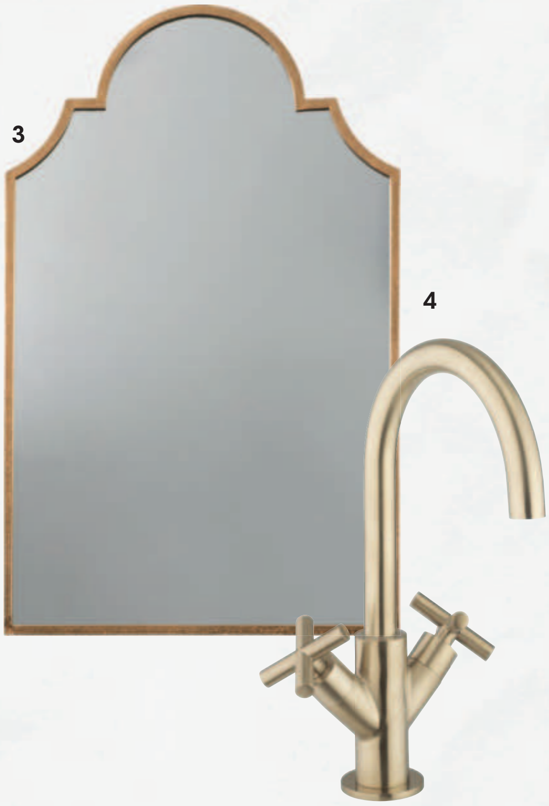
What do you love most about the completed space?

I love every part of the bathroom, but I particularly like the freestanding bath. The Art Deco design is an unusual shape and creates the wow factor we wanted. >



DESIGN EDIT

1 Drift high-level cistern and pan, £1267.50, Imperial. **imperialbathroom.com**
2 Knightsbridge Green Portrait wall paint, £55.95 for 2.5 litres, Annie Sloan. **anniesloan.com**
3 Trinity wall mirror in brass, £129, Cult Furniture. **cultfurniture.com**
4 MPRO Crosshead basin monobloc mixer in brushed brass, £269, Crosswater. **crosswater.co.uk**



right The Rainford **mixer tap**, from Easy Bathrooms, was plated in brushed brass to match the rest of the fittings.

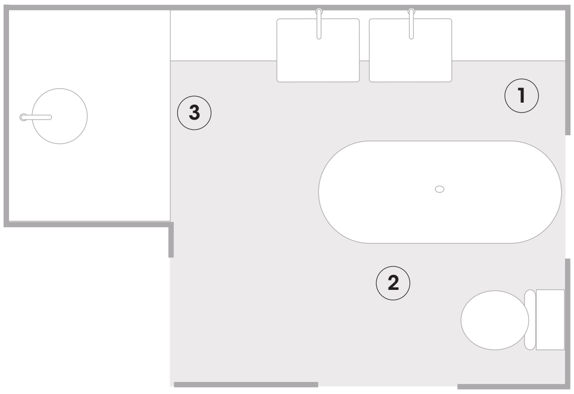
below The warm brass tones of the Cambridge Antique handles beautifully complement the dark green bathroom furniture.

Pattern illustration: **iStock.com / samposnick**

The PLANS

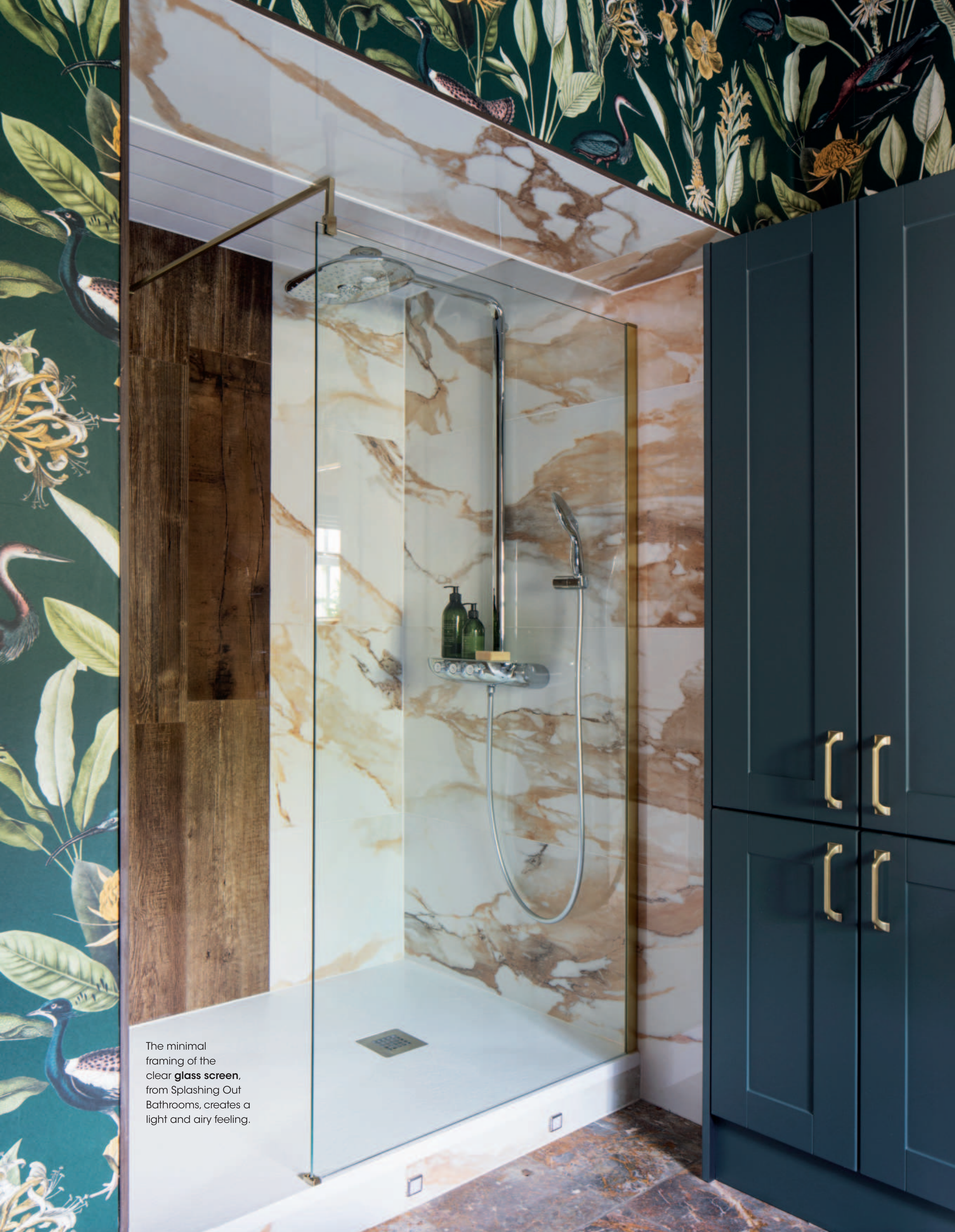
The new bathroom in this Grade II-listed lodge house was designed to suit the classic style of the property while also adding in some contemporary touches.

1 Storage The run of furniture incorporates twin basins and makes the most of the wall space, providing plenty of storage.
2 Bath Positioned to take centre stage in the room, the freestanding bath also benefits from being next to the window, which lets in plenty of natural light.
3 Shower The spacious enclosure features a glass panel to create an open, walk-in style enclosure.

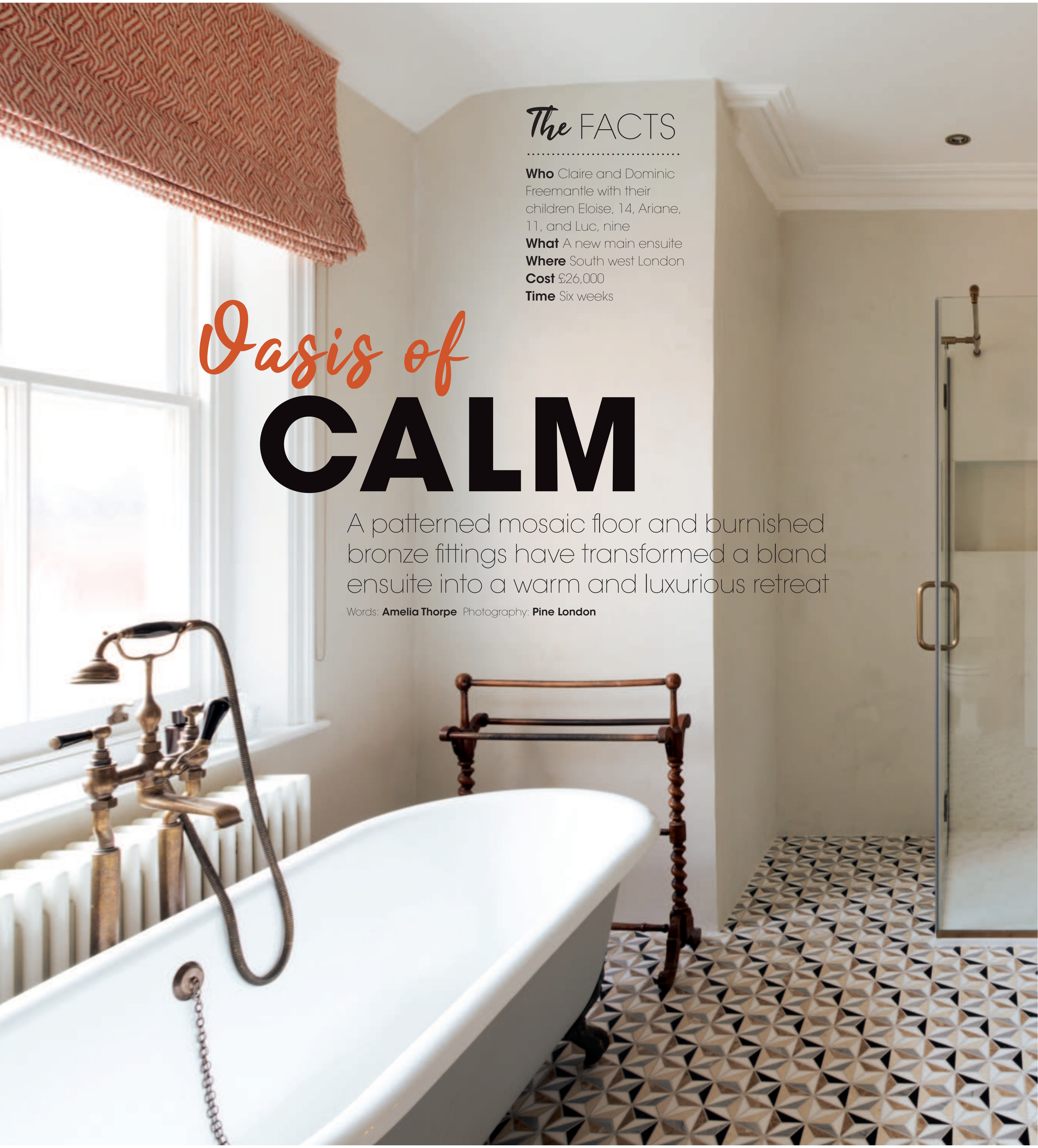


SOURCEBOOK

Bathroom design Easy Bathrooms easybathrooms.com
Furniture Easy Bathrooms, as above
Wallpaper Graham & Brown grahambrown.com
WC Burlington burlingtonbathrooms.com
Wall Light Speights Lighting & Home lightingathome.co.uk
Brassware Easy Bathrooms as before
Shower Grohe grohe.co.uk
Shower screen Splashing Out Bathrooms splashingoutbathrooms.co.uk
Wall tiles Easy Bathrooms, as before
Paint B&Q diy.com
For full stockists, see page 128. Search for more suppliers at thesethreerooms.com/directory KBB



The minimal framing of the clear **glass screen**, from Splashing Out Bathrooms, creates a light and airy feeling.



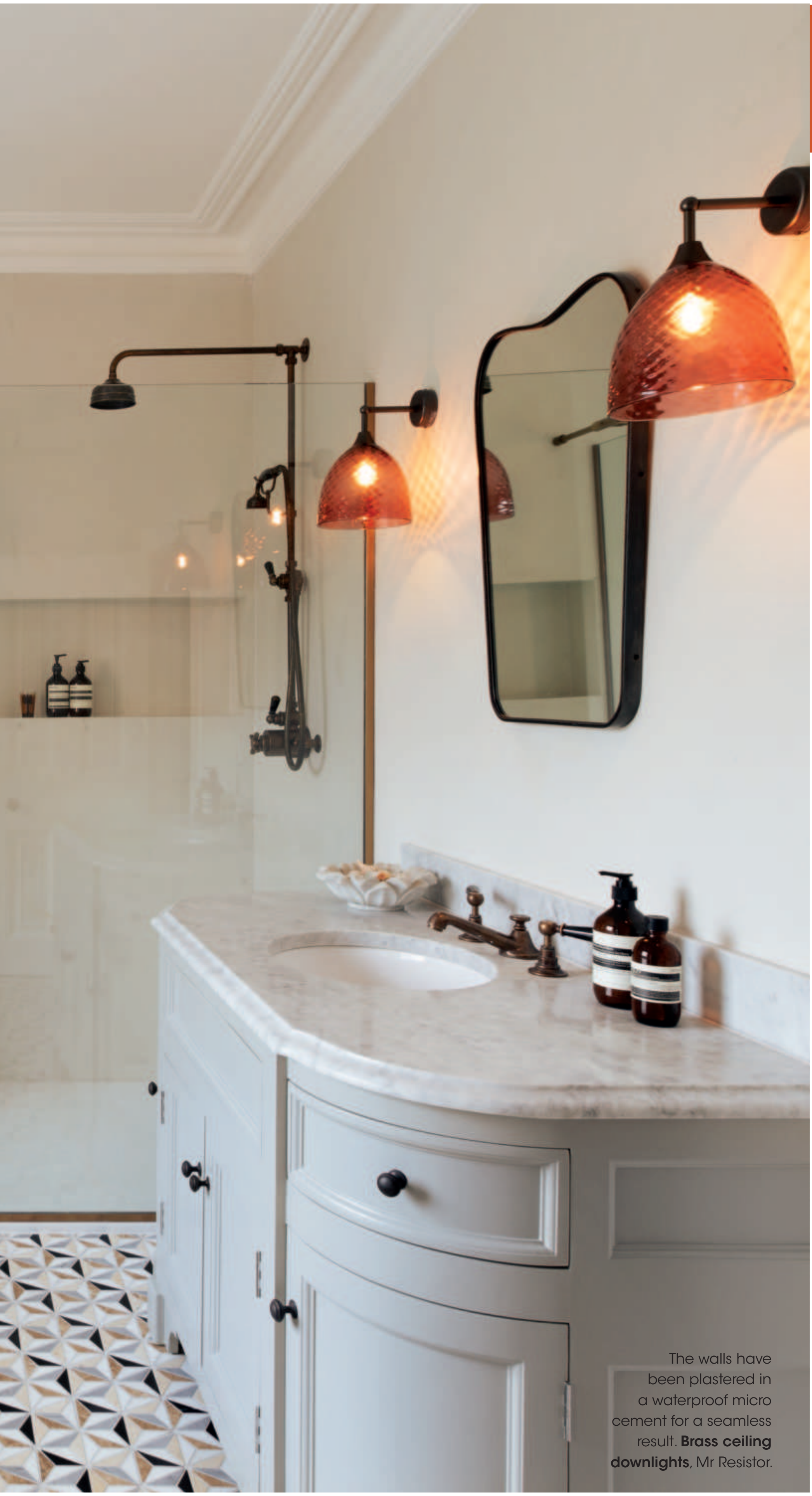
The FACTS

Who Claire and Dominic Freemantle with their children Eloise, 14, Ariane, 11, and Luc, nine
What A new main ensuite
Where South west London
Cost £26,000
Time Six weeks

Oasis of CALM

A patterned mosaic floor and burnished bronze fittings have transformed a bland ensuite into a warm and luxurious retreat

Words: **Amelia Thorpe** Photography: **Pine London**



The walls have been plastered in a waterproof micro cement for a seamless result. **Brass ceiling downlights**, Mr Resistor.

A decade ago homemaker Claire Freemantle and her banker husband Dominic moved into their six-bedroom Victorian home – and they have been gradually revamping it ever since. "When we moved in, the house had recently been renovated by a developer using a lot of magnolia paint," remembers Claire. "We wanted to make it feel more suited to our taste and style and give it back some character."

One of the first projects they tackled was the master bedroom's ensuite on the first floor. "The space had been converted from a large bedroom, so it was huge with fittings arranged around the edge of the room and lots of dead space in the centre," says Claire. Pregnant at the time with their third child, she made some quick decisions to make it more suited to their lifestyle. "We stole some of the floor area to create a dressing area between the bedroom and ensuite," she says. This not only created a space to store their clothes but also meant the ensuite was a better size. A vanity unit was installed against a newly created stud wall and some new floor tiles were laid. "It was a speedy job and still very bland," admits Claire.

What was the starting point for the new design?

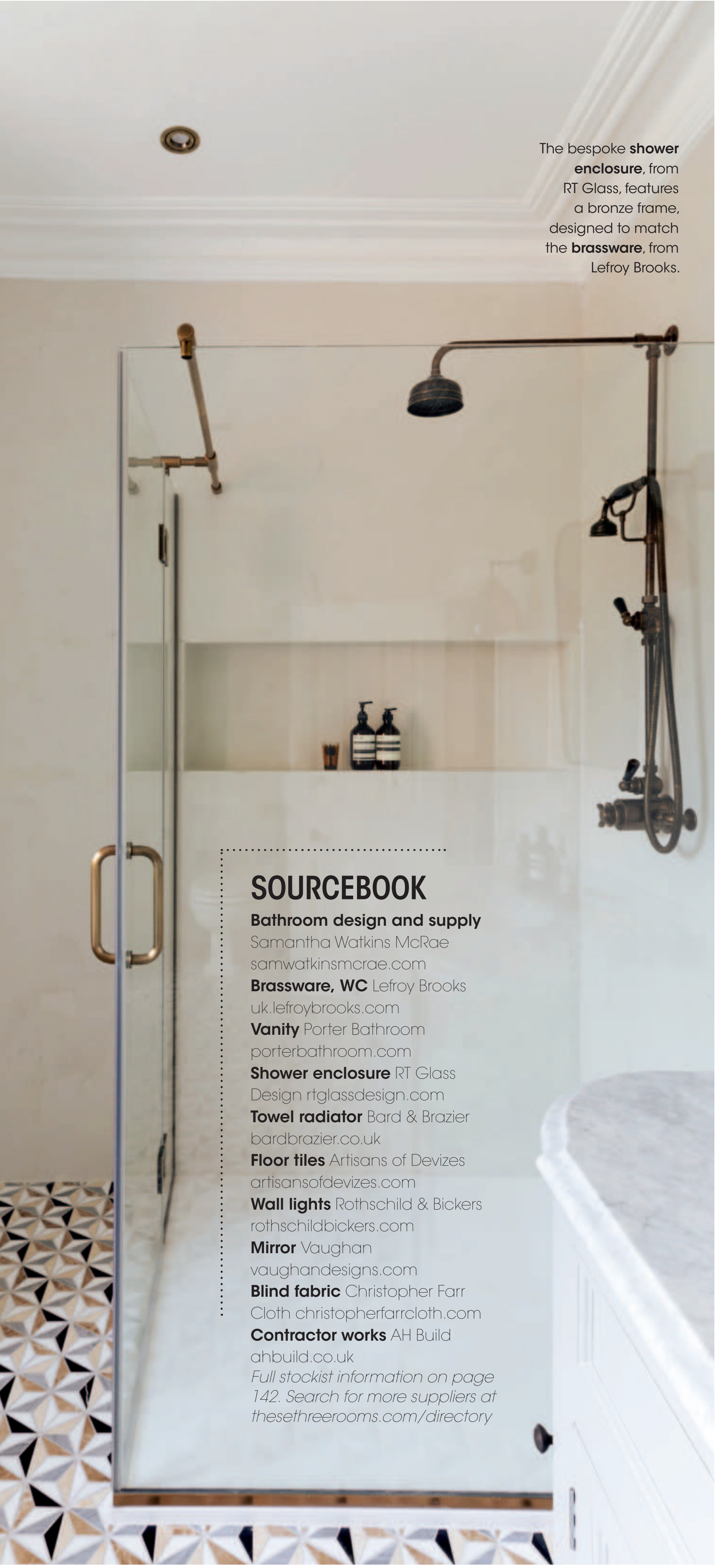
Dominic and I had wanted to inject more interest into our ensuite for some time, but we were busy working our way through the refurbishment and redecoration of rest of the house while living through the process with our three children. Fortunately, we had the help of interior designer Samantha Watkins McRae, who had worked with us on a previous project, and eventually it was time to turn our attention to the ensuite.

What was your brief?

The existing layout was practical, but it was very beige and in need of more personality, colour, and texture. We wanted the room to feel like an oasis of calm away from all the noise of our busy everyday lives and add a touch of luxury. One of the lovely things about working with Samantha is how she introduces new ideas. I feel I've been educated about materials and finishes and the way they can elevate a room to make it more interesting.

Did you make any changes to the layout?

I didn't want to throw away a perfectly good bath and vanity, as they were still in great condition, nor did I want to make changes just for the sake of it that would also involve costly plumbing alterations. Because of this, the floorplan stayed the same but we created a new shower. Previously, it was a walk-in design, but water managed to get everywhere, so we were keen to replace it but with a proper watertight enclosure. >



The bespoke **shower enclosure**, from RT Glass, features a bronze frame, designed to match the **brassware**, from Lefroy Brooks.

How did you choose the materials?

Thanks to Samantha, I'd come across smoked bronze as a finish, and thought it would be ideal to introduce warmth and a sense of luxury. I chose classic taps and shower fittings to suit the age of the house and Samantha echoed the finish on the enclosure frame, mirror, towel radiator, and downlights.

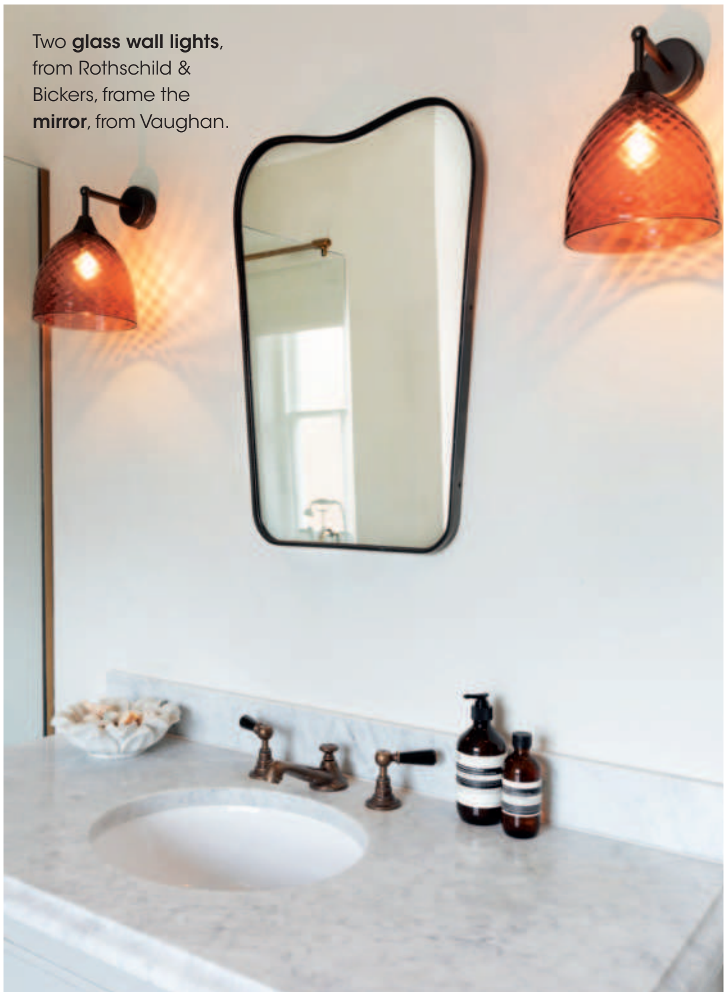
When it came to replacing the boring flooring, Samantha sent me a box of samples. As I unpacked the carton, a strikingly patterned marble mosaic fell out – I instantly knew it was the one! It works beautifully with the smoked bronze fittings and the natural oak floor of the dressing room.

Can you tell us about the wall finish?

Samantha suggested using a waterproof micro cement plaster finish on the walls, without any grout lines. We had never heard of it before, but are very pleased with the result – it is so tactile and creates a softer look than slab tiles. It has been tinted to a pale smoky grey colour with a warm brown note, which balances the drama of the floor mosaics.

And the finishing touches?

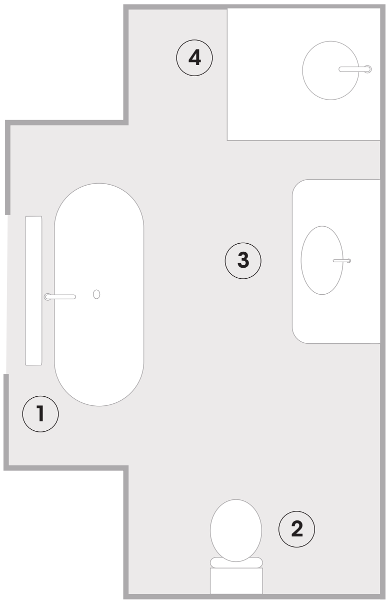
We had looked at the beautiful handblown glass lights from Rothschild & Bickers for another room, but the colours weren't quite right. But this time the rose colour worked beautifully, bringing more warmth to the room and complementing the flooring. Samantha suggested hanging two wall lights to frame the vanity and light an elegant bronze-beaded mirror, which reflects the blind opposite, also in a warm colour. The room feels so much more inviting and is a pleasure to use every day.



Two **glass wall lights**, from Rothschild & Bickers, frame the **mirror**, from Vaughan.

SOURCEBOOK

Bathroom design and supply Samantha Watkins McRae samwatkinsmcrae.com
Brassware, WC Lefroy Brooks uk.lefroybrooks.com
Vanity Porter Bathroom porterbathroom.com
Shower enclosure RT Glass Design rtglassdesign.com
Towel radiator Bard & Brazier bardbrazier.co.uk
Floor tiles Artisans of Devizes artisansofdevizes.com
Wall lights Rothschild & Bickers rothschildbickers.com
Mirror Vaughan vaughandesigns.com
Blind fabric Christopher Farr Cloth christopherfarrcloth.com
Contractor works AH Build ahbuild.co.uk
Full stockist information on page 142. Search for more suppliers at thesethreerooms.com/directory



The PLANS

Keeping the existing vanity, Claire and Dominic stole floor area from the room to create a dedicated dressing space while revamping their ensuite.

1 Bath Situated under the wide sash window, this is the room's focal point.
2 WC For privacy, it has been tucked behind the entrance door.
3 Vanity area Placed opposite the window, the mirror above the basin reflects natural light, boosting the sense of space.
4 Shower The enclosure has been positioned to make the most of an alcove at one end of the room.

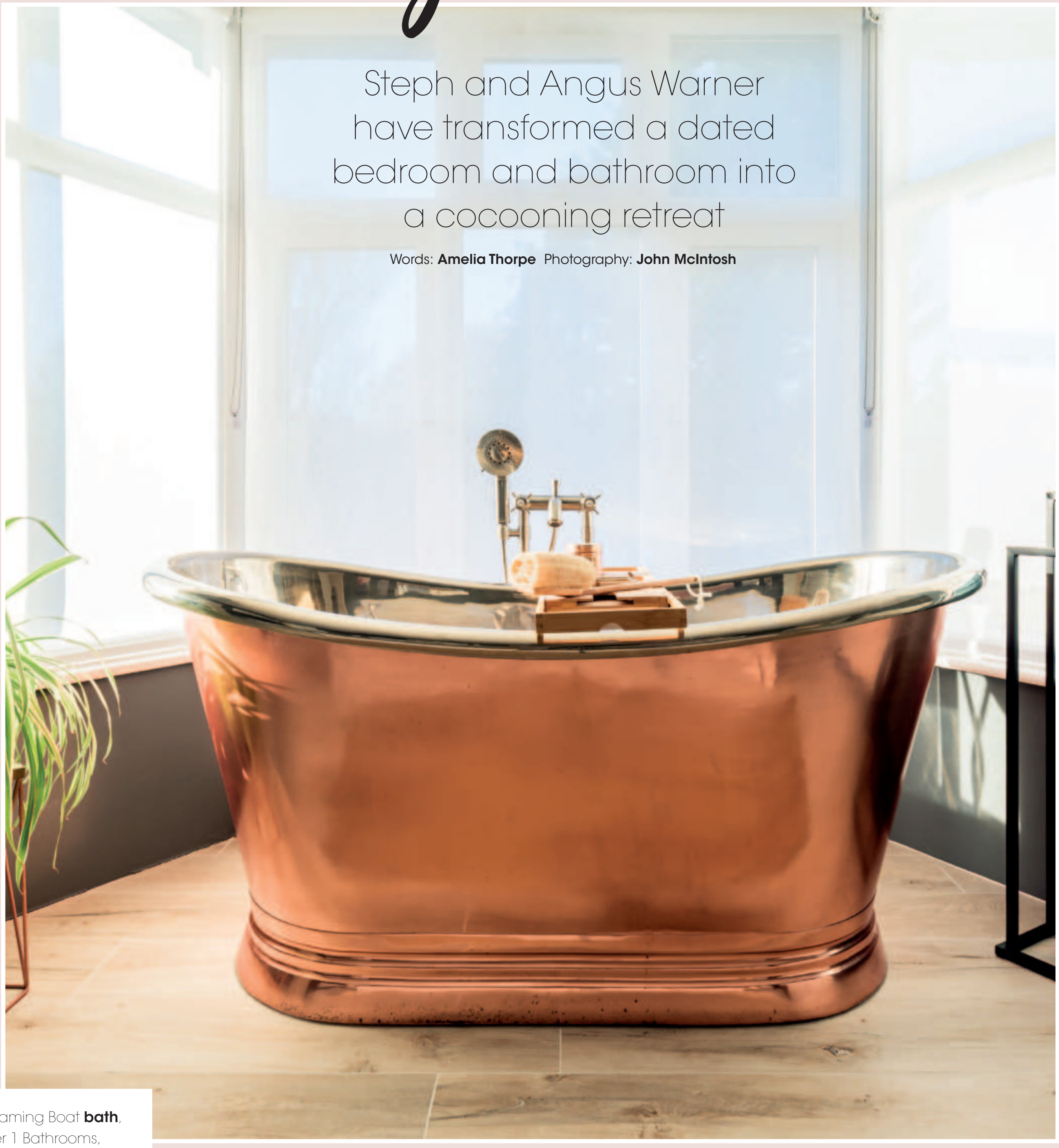
left The **bath shower mixer**, in Taunton finish with black ceramic lever handles, is from Lefroy Brooks.

below The **WC**, from Lefroy Brooks, has been tucked behind the door for privacy. **Towel radiator**, Bard & Brazier; **mosaic flooring**, Artisans of Devizes.

SHOP THE LOOK

1 White 134 freestanding vanity, £3414, Burlington Bathrooms. **burlingtonbathrooms.com** **2** Design Pattern D tile, £64.26 per sq m, The London Tile Co. **londontile.co.uk** **3** Eicholtz Vivienne mirror, £760, Sweetpea & Willow. **sweetpeaandwillow.co.uk** **4** Mull Classic 3 hole basin mixer in antique bronze, from £1290, Drummonds. **drummonds-uk.com** KBB

Making it LUX



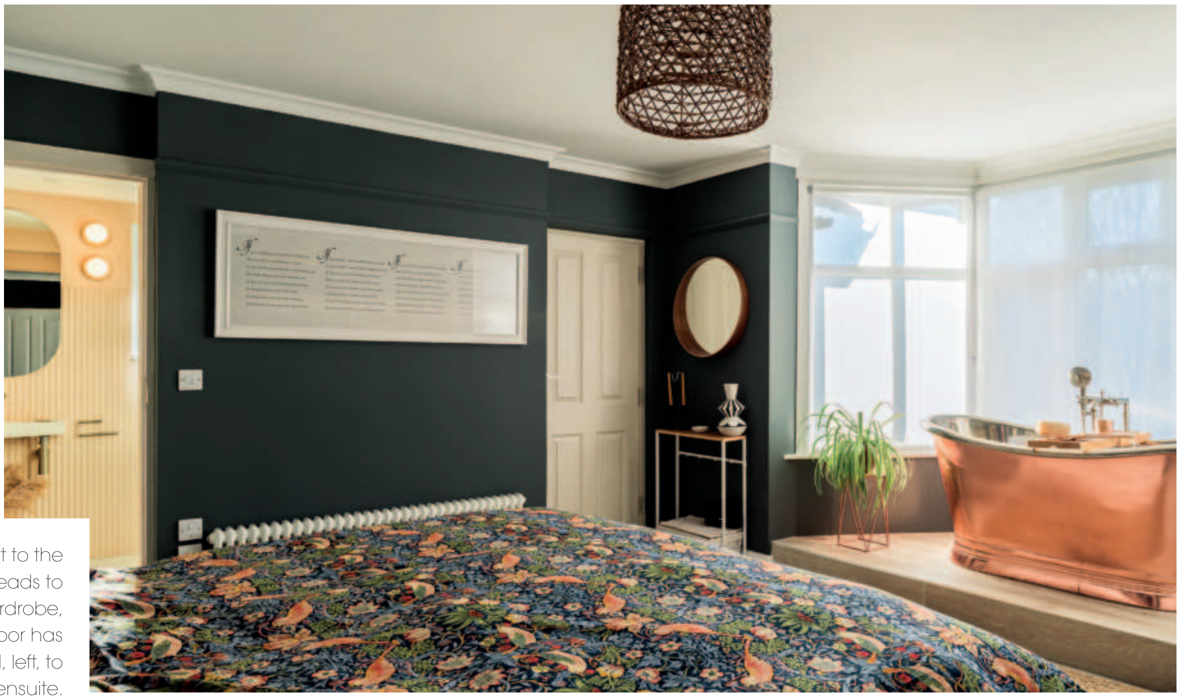
Steph and Angus Warner have transformed a dated bedroom and bathroom into a cocooning retreat

Words: **Amelia Thorpe** Photography: **John McIntosh**

The gleaming Boat **bath**, from Pier 1 Bathrooms, is the focal point of the new design and Steph's favourite retreat at the end of a busy day.

The FACTS

Who Steph and Angus Warner with their daughters Ivy, six, and Clementine, four
What Main bedroom and ensuite refurbishment
Where East Sussex
Cost £15,000
Time Five months



The door closest to the bay window leads to the walk-in wardrobe, while a new door has been created, left, to the new ensuite.

There's been a lot going on in the lives of Steph and Angus Warner over the last few years. Psychologist Steph and Angus, who works in the energy industry managing power plants, decided to set up their own business in Brighton – Pier 1 Bathrooms – at the same time as parenting their two young daughters, Ivy, now six, and Clementine, four, and moving house.

"We wanted to put down roots in the area by establishing and growing a local business," explains Steph. "We were inspired by Angus' brother, who runs a bathroom company in London." And, as they were founding Pier 1 Bathrooms, the couple were also embarking on a plan to find a more spacious home. "We were living in a fifth-floor flat without a lift, which wasn't ideal with two small children," admits Steph. Eventually, they were able to buy a post-war mock-Tudor four-bedroom house with large garden, close to a park, located a few miles from their former flat. "It's a family-friendly home, but it was in a very dated condition," she continues.

In particular, the main bedroom was filled with fitted furniture and the ensuite was in need of some love and attention. Steph and Angus quickly set about stripping the room of its jam-packed arrangement of fitted cupboards, instantly creating a roomier feel. Then they turned to Pier 1's showroom manager and designer, Rosie Proto, for help with designing the project. "Rosie has been with us since we opened the doors of the business and really understands design," explains Steph. "We knew she would be able to help us transform our ideas into reality."

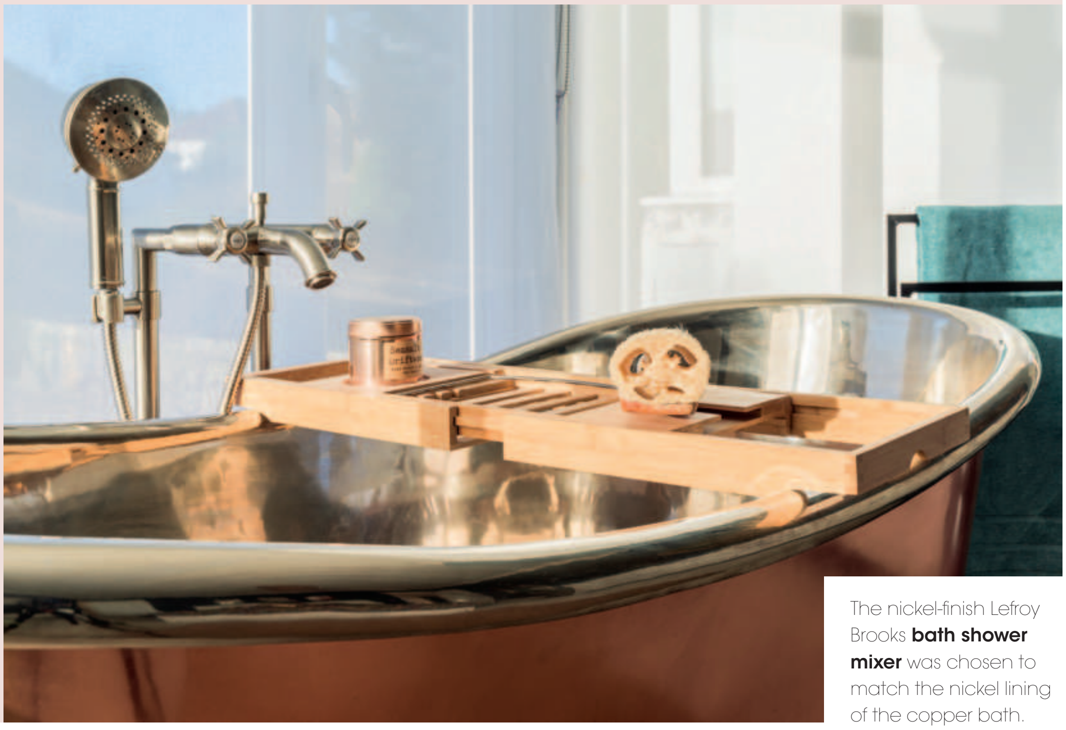
After admiring a copper bath in their showroom, Steph had set her heart on one for their bedroom. "I felt the bay window was the perfect spot and that it would add a real sense of luxury and indulgence," she says. Rosie suggested mounting the tub on a plinth to accentuate its statement role in the room – and also disguise the new pipework needed to plumb the bath into this position. The gleaming tub is teamed with a nickel-finish bath shower mixer to match the nickel lining of the bath.

With the bath in position, Steph admits to painting the bedroom walls several times, moving from pink to blue before finally settling on the deep, rich grey, which has a dark depth and works well with the polished copper of the bath. Simple roller blinds provide privacy and can be adjusted according to the time of day. "Sometimes I like to lie in the bath and look up at the tall trees in the garden – it's very peaceful," she adds.

Turning their attention to the ensuite, the couple decided to split the space in half, making the end closest to the bay window into a walk-in wardrobe. "We didn't want to crowd the bedroom with a big wardrobe, nor did we need a bath in the ensuite any longer, so it made sense to rethink the space," explains Steph. The new walk-in cupboard means clothes, shoes and bags can be stored out of sight, keeping the sleeping space calm and free of clutter.

Steph and Angus wanted to include a shower, WC and basin in the newly compact ensuite, measuring about 2.1 x 1.6m, and Rosie's task was to create a layout that didn't feel too cramped, while adding colour and texture. Her solution was to position a contemporary wall mirror opposite the entrance door, reflecting light and boosting the sense of space, above a stylish concrete wall-hung basin. Its shallow depth left enough room to walk through the ensuite and includes a good size shower and a wall hung WC tucked into the corner. "Rosie did such an amazing job in creating a sense of flow around the room – nothing feels awkward or poky," says Steph.

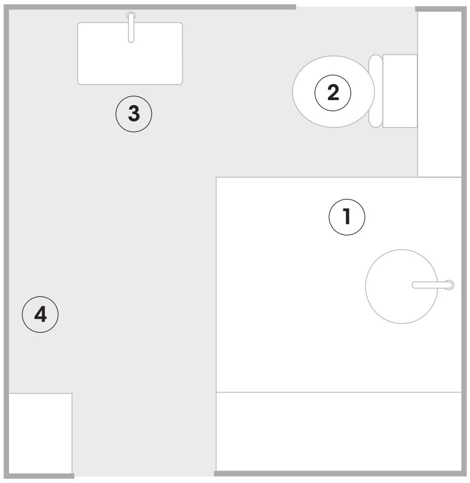
Painting the ensuite walls in a dusty shade of pink added instant warmth to the space, while fluted wall panelling introduces texture and depth to the scheme. Supplied as easy to install and lightweight panels, they arrive primed and ready to be painted, and have been finished in the same colour as the walls. Marble penny mosaic floor tiles add texture and a sense of luxury, while simple metro porcelain wall tiles mimic the look of handmade Moroccan Zellige and a touch of perfectly imperfect softness. >



The nickel-finish Lefroy Brooks **bath shower mixer** was chosen to match the nickel lining of the copper bath.

SOURCEBOOK

Bath and bath shower mixer Pier 1 Bathrooms pier1bathrooms.com
Floor tiles Boyden Tiles boydentiles.co.uk
Ensuite basin, shower fittings, enclosure, shower tray, wall mirror, WC, flush plate, towel radiator, tiles Pier 1 Bathrooms, as before.
Wall lights Spark & Bell sparkandbell.com
Wall panelling The Library Ladder Company llcompany.co.uk
For full stockists, see page 128. Search for more suppliers at thesethreerooms.com/directory

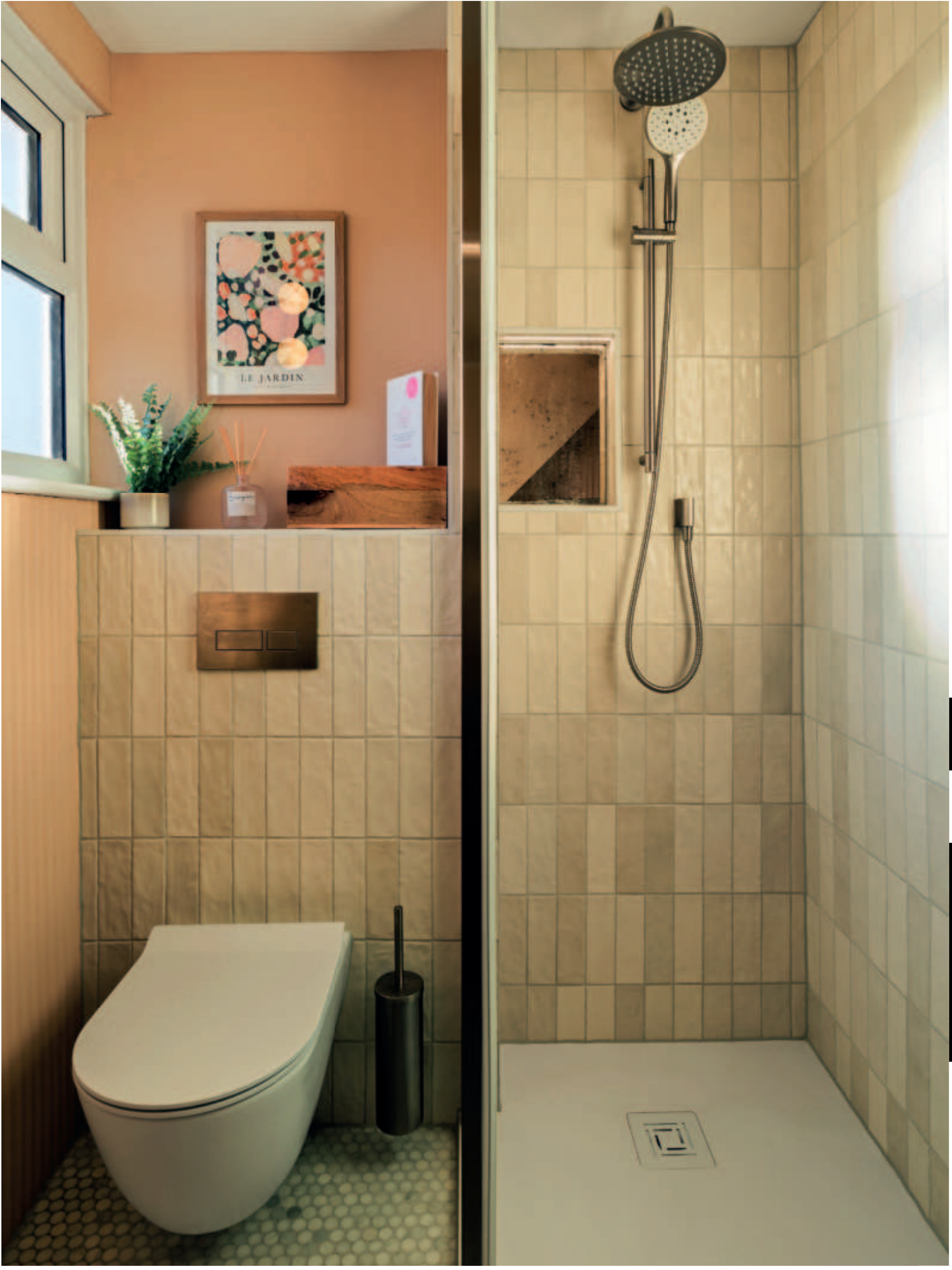


The PLANS

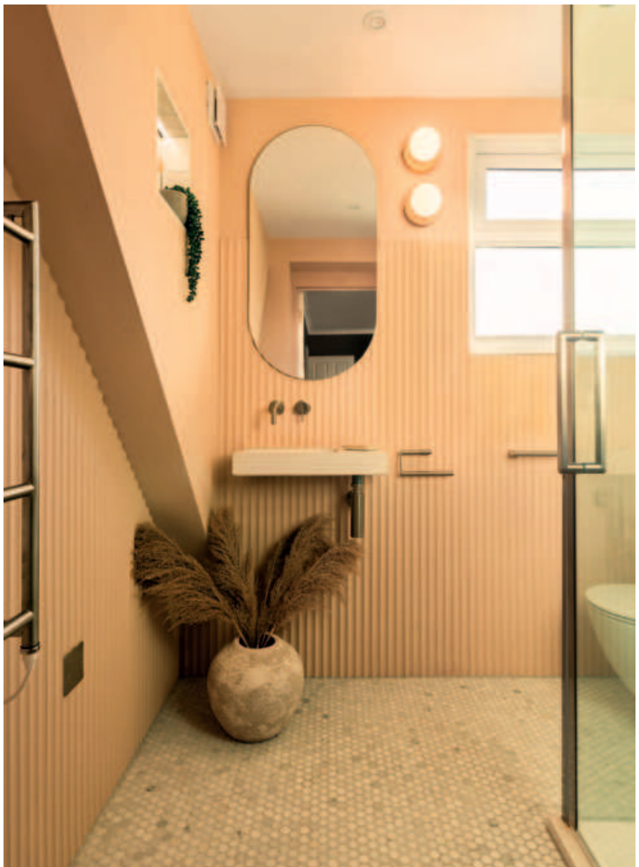
A new wall has been built to split the previous ensuite into two, creating a useful walk-in wardrobe, accessed from the bedroom.

1 Walk-in shower Built against the wall, its entry point sits close to the new entrance doorway.
2 WC Hung onto a frame, the cistern is concealed in a half-height built-out section of wall.
3 Basin The shallow design helps to provide a clear walkway around the room.
4 Towel radiator The sloping ceiling creates a niche, perfect for housing this feature.

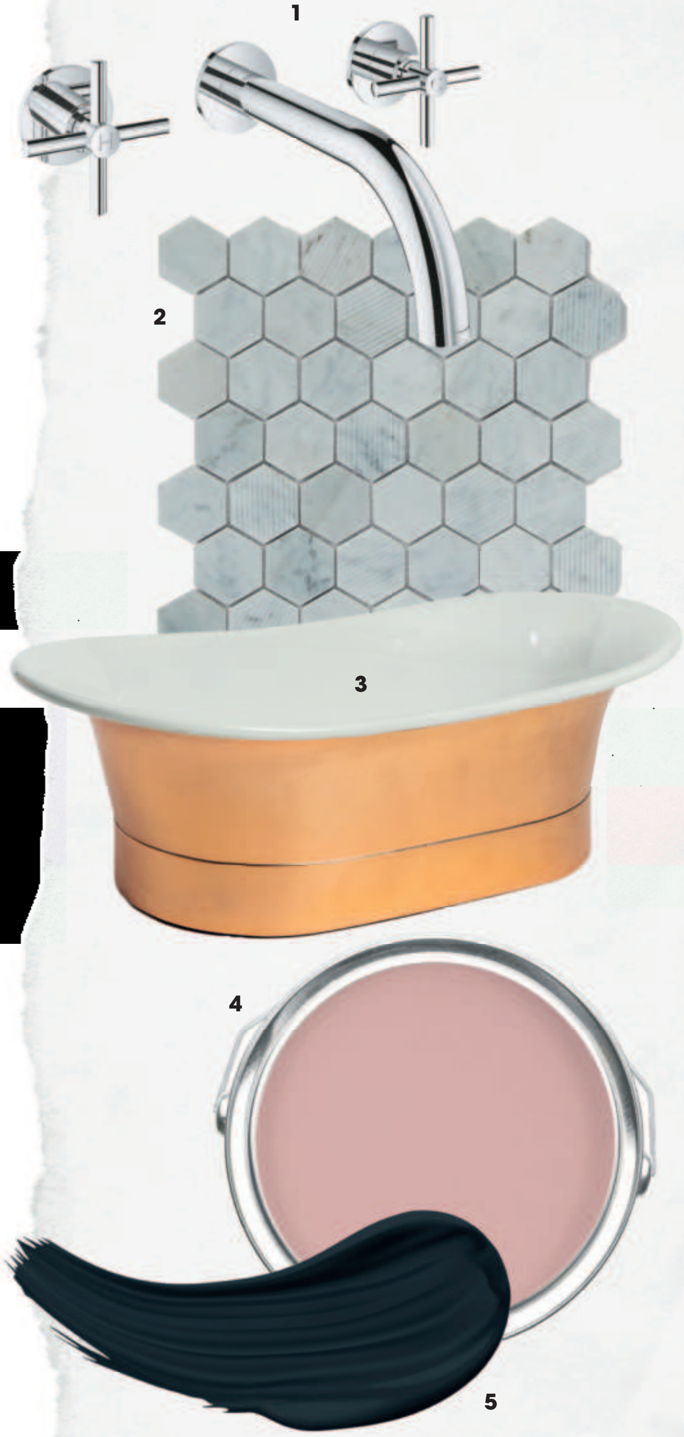
Fluted **wall panelling**, from The Library Ladder Company, **painted** in Farrow & Ball's distinctive Setting Plaster.



above The half-height wall conceals the frame for the wall-hung **WC**, from Pier 1 Bathrooms. It also allows for a shower niche, backed in antiqued mirror, with discreet LED strip lighting.



right The smooth concrete of the Kast Flor Mini **wall-mounted concrete basin** adds texture to the space.



SHOP THE LOOK

1 Atrio three-hole basin mixer, £612, Grohe. **grohe.com** **2** Fairmont Carrara marble hexagon mosaic tiles, £20.10 per 30 x 30cm sheet, Porcelain Superstore. **porcelainsuperstore.co.uk** **3** Copper & White bath, £3160, Indigenous. **indigenous.co.uk** **4** Paeony emulsion, £41.95 for 2.5 litres, Victory Colours. **victorycolours.co.uk** **5** Loving Grey emulsion, £21 for 1 litre, Yes Colours. **yescolours.com** KBB

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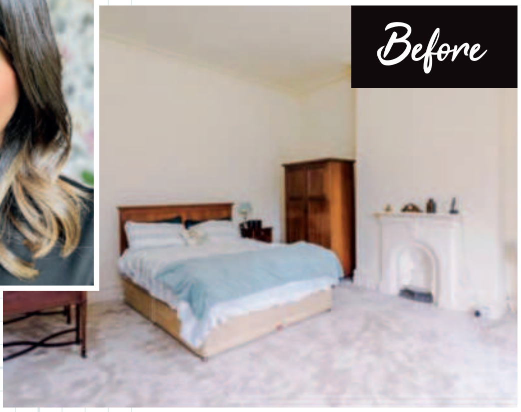
BEEN THERE, DONE THAT:

Our master bedroom



Sam Stern-Gillet, from @21_holmfield on Instagram, has created the perfect hotel-style master suite in her home.

"We moved into our house four years ago, and the bedroom was a blank slate. Everything was magnolia – even the fireplace was covered in thick cream paint. I wanted to inject colour and style into the space and took on the project with gusto.

There was another smaller bedroom next to the master bedroom. We decided to knock through to create a dressing room with wardrobes and an ensuite. By adding pocket doors between the two spaces, we can close them off whenever needed.

I wanted to create a master bedroom that felt like a room in a luxurious boutique hotel. The inspiration came from House of Hackney's Artemis wallpaper, which I discovered a few years ago and fell in love with as soon as I saw it.

Initially, I had planned to use the wallpaper in our ensuite. However, after mulling it over, I decided to place it on the main wall of the bedroom instead. It was a bold decision as the wallpaper is very colourful, makes a big design statement, and has a good bit of pink, which my husband initially wasn't too happy about.

I pulled out the blue and the pink shades from the wallpaper and looked for paint colours to match. I knew I wanted to add gold accents, so we went with gold wall lights and the perfect matching ceiling light. I'd also always dreamt of having a small sofa in the bedroom, which we placed at the foot of the bed.

We absolutely love the space. Walking into the bedroom feels so luxurious and it's the perfect oasis away the chaos of a busy household with two kids and a dog. The process was a lot of fun, albeit a bit stressful at times. Sometimes when making bold design decisions, it's normal to doubt yourself and think, "what if it looks rubbish?". But, overall, I was really pleased with our decisions to join the two rooms and create the space – it feels so luxurious. KBB

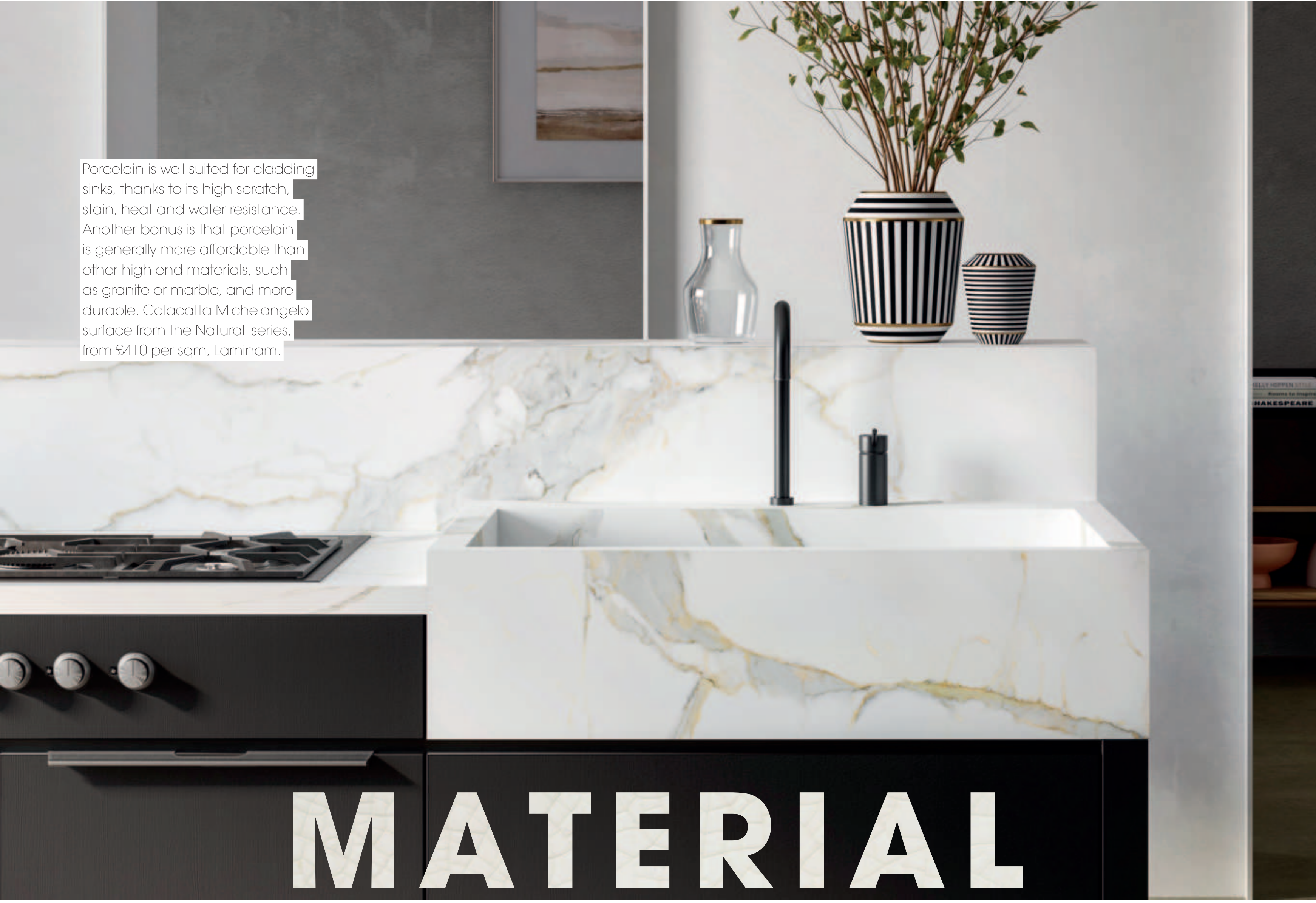
Sam's pearls of wisdom

- Don't worry if you need to change some of your decisions as you go along. Instead, be flexible and think up new solutions.
- Measure your space so you know exactly what will fit into the space. I always had a measuring tape in my pocket to make sure I didn't overfill the room.
- Don't be afraid to experiment with colour. You may need to push yourself out of your comfort zone, but trying out lots of tester pots really works.
- Always shop around. We tested several mattresses in lots of big stores before finally deciding on the one that was right for us.
- Look around for second-hand bargains. The vanity in the ensuite cost less than £100, and something similar new could easily have cost over £1000.
- Plants brighten up your space instantly. I like to use a mixture of faux and real.

Words: **Vicki Evans**

WILLIAM MORRIS

To see more of Sam's bedroom and ensuite, visit *thesethreerooms.com*



Porcelain is well suited for cladding sinks, thanks to its high scratch, stain, heat and water resistance. Another bonus is that porcelain is generally more affordable than other high-end materials, such as granite or marble, and more durable. Calacatta Michelangelo surface from the Naturali series, from £410 per sqm, Laminam.

MATERIAL OF THE MONTH

We investigate the possibilities and practicalities of porcelain to give you the lowdown before you buy

Words: **Charlotte Luxford**

Porcelain is having a bit of a moment in the design industry, thanks to its versatility, affordability and potential to be sustainable. Recent developments in inkjet printing technology have allowed for the realistic imitation of natural stone, while modern manufacturing processes mean porcelain is increasingly being made from recycled products, as well as being recyclable at the end of its life, making it a planet-friendly alternative to other materials.

"Thanks to being hard-wearing, naturally slip resistant, and virtually 100% waterproof, porcelain can be used for multiple applications, both indoors and out," says Raquel Dominguez, retail senior area manager at Laminam. "It's ideal for kitchen and bathroom worktops, as well as flooring or cladding for furniture, fireplaces, and even sinks, vanity units, and shower trays. What's more, there are so many ways to utilise porcelain outdoors, which has become a real game-changer in recent years, including flooring, wall cladding, or even as part of an outdoor kitchen, as it's unaffected by extreme temperature changes – plus, it's UV resistant so it won't fade in sunlight."

Compared to other materials, porcelain is a favourable option. It's fired at much higher temperatures than ceramic, for example, and made of higher-grade raw materials, which means it is denser, less porous, and longer lasting. So, while porcelain tiles come with a slightly higher price tag, they do deliver longevity and therefore value for money. When set next to natural materials, porcelain is easier to maintain, cheaper to buy and install, requires no specialist sealing, and is antibacterial, making it simple to keep germs at bay.

"Porcelain tiles are virtually indestructible – they're scratch resistant and stain proof, as well as impervious to water, which means they are ideal for kitchens and bathrooms," says Jo Oliver-Singh, director at The Stone & Ceramic Warehouse. "They also work well with underfloor heating and won't be damaged by detergents or any of the other chemicals we frequently use in our homes, although we often recommend Lithofin Intensive Cleaner."

While porcelain may seem infallible, there are a few factors to consider before you buy. Quality is important, as not all

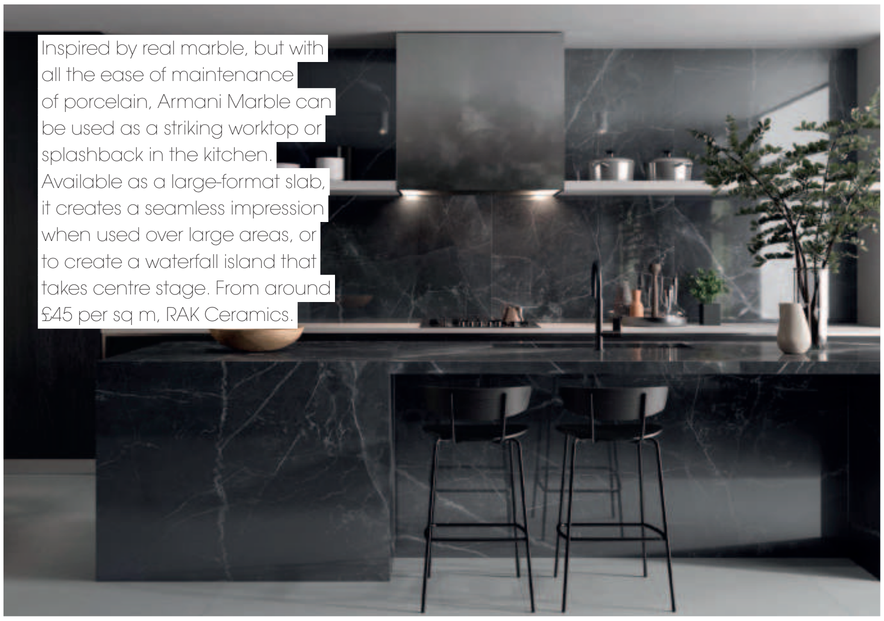
Non-porous, durable, scratch, stain, mould and mildew resistant, Caesarstone's porcelain surface range promises to live up to the demands of the great outdoors. 540 Monumental worktop, £650 per sq m, Caesarstone.

Porcelain is made from a fine clay and fired at a high temperature to remove any moisture, resulting in a durable and practical material, perfect for high-traffic areas such as hallways, kitchens and bathrooms. Crosses collection for Fired Earth, from £3.19 per tile, Bert & May.

Terracotta tiles are in high demand, offering warmth and a rustic touch, perfect for creating a country-style kitchen or spa-style bathroom. However, they're not the easiest to maintain and install, so try a porcelain lookalike for the same look without the upkeep. Riad Star Cotto porcelain tile, £72 per sq m, Porcelain Superstore.

porcelain is made the same and cheapest is rarely best. "One key buying tip is to check with the retailer that no sealing is required on the tiles. If it is, then this indicates a lower grade tile, which will stain and should be avoided," advises Peter Vann, director at Tiles and Mosaics. It's always best to visit a showroom to see designs on a larger scale, especially if they're being used as a slab or large format, as it can be hard to determine the overall look and feel from a cut sample.

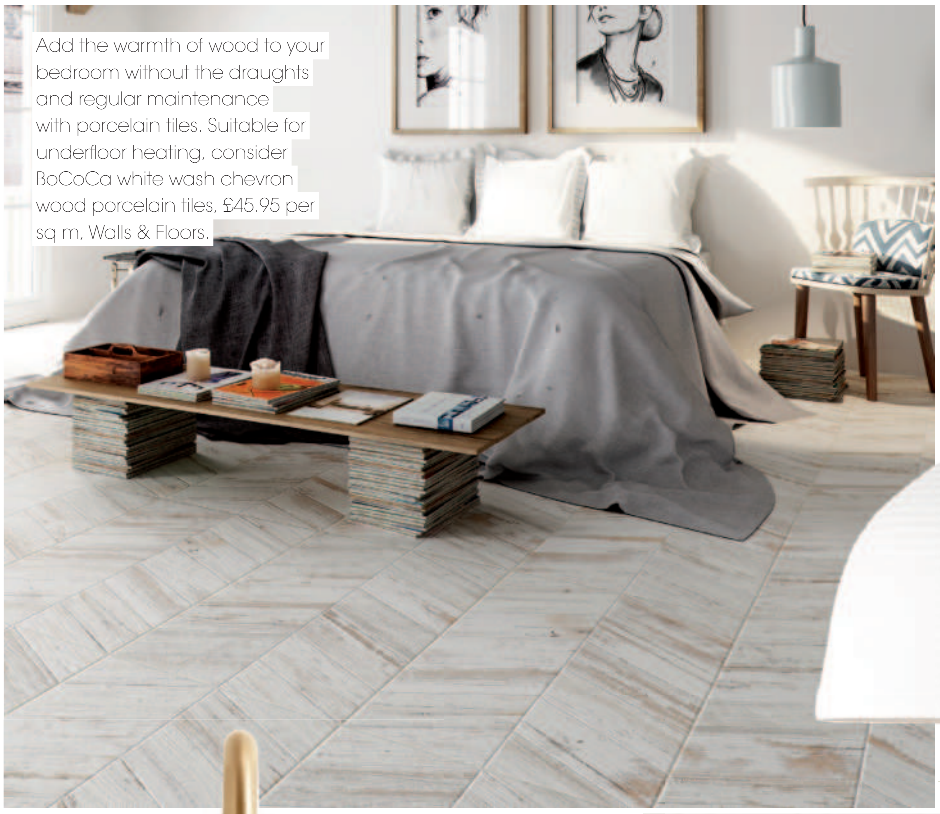
Lastly, it's important to consider finishes and thicknesses before you buy. "A slimmer 3-6mm thickness is ideal for cladding purposes, whereas 12mm and 20mm-thick porcelain is best suited for worktops and flooring, respectively," adds Raquel. "And for finishes, think about whether a matt or glossier surface would be best for your needs. Generally, a matt or natural finish will be easier for day-to-day cleaning but will of course have less of a shine." >



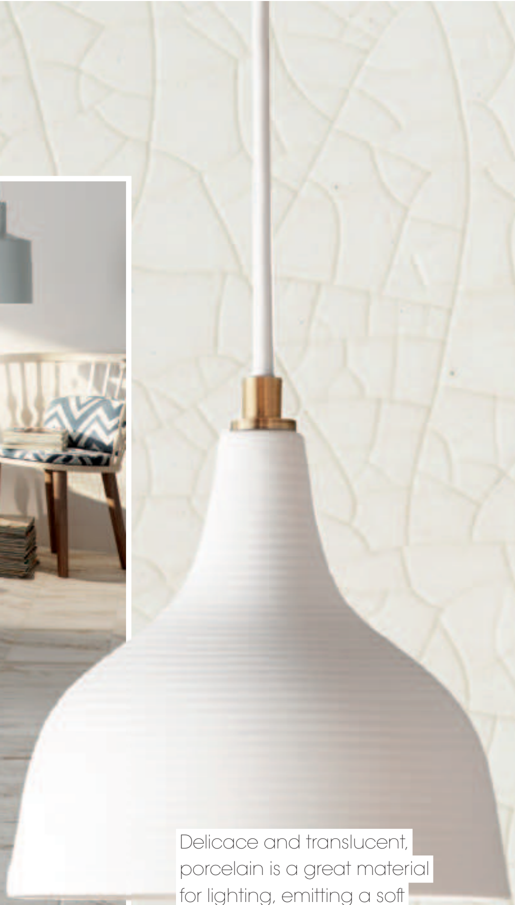
Inspired by real marble, but with all the ease of maintenance of porcelain, Armani Marble can be used as a striking worktop or splashback in the kitchen. Available as a large-format slab, it creates a seamless impression when used over large areas, or to create a waterfall island that takes centre stage. From around £45 per sq m, RAK Ceramics.

Background image: **iStock.com / murmurbear**

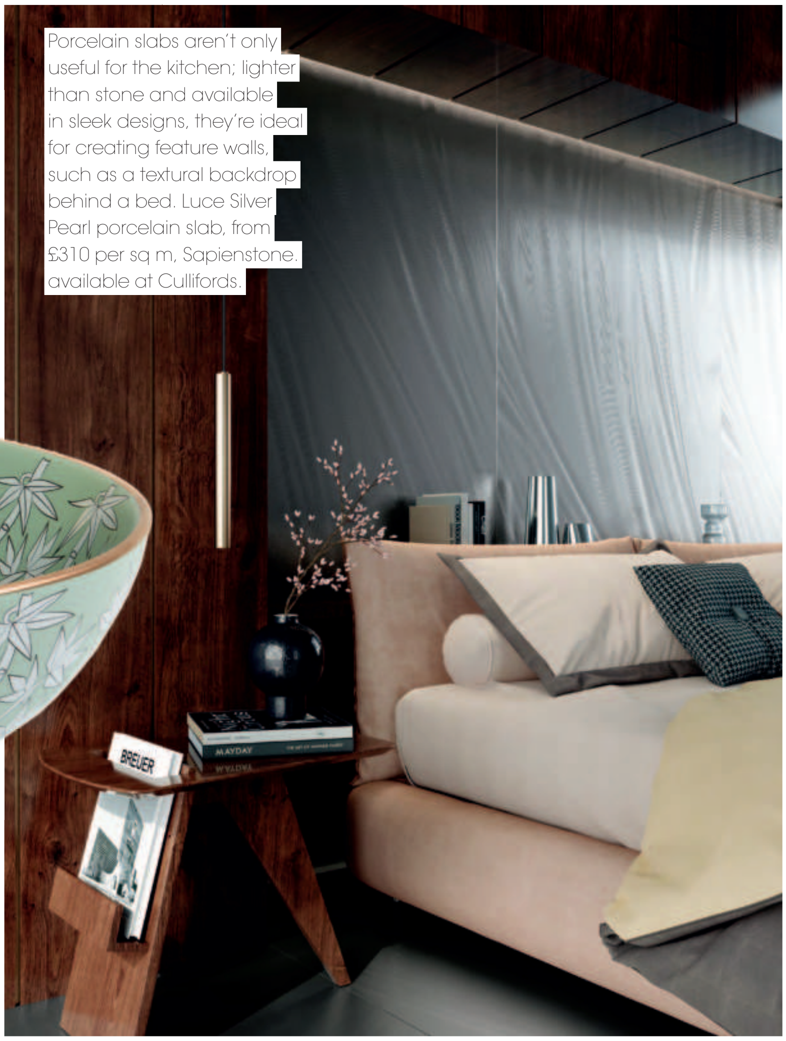
Marble adds a luxurious feel to a bathroom, but is susceptible to staining from limescale build up, especially in hard-water areas. Get the same statement look with a realistic marble-look porcelain tile. Marazzi Capraia tile, from £41.99 per sq m, Tiles and Mosaics.



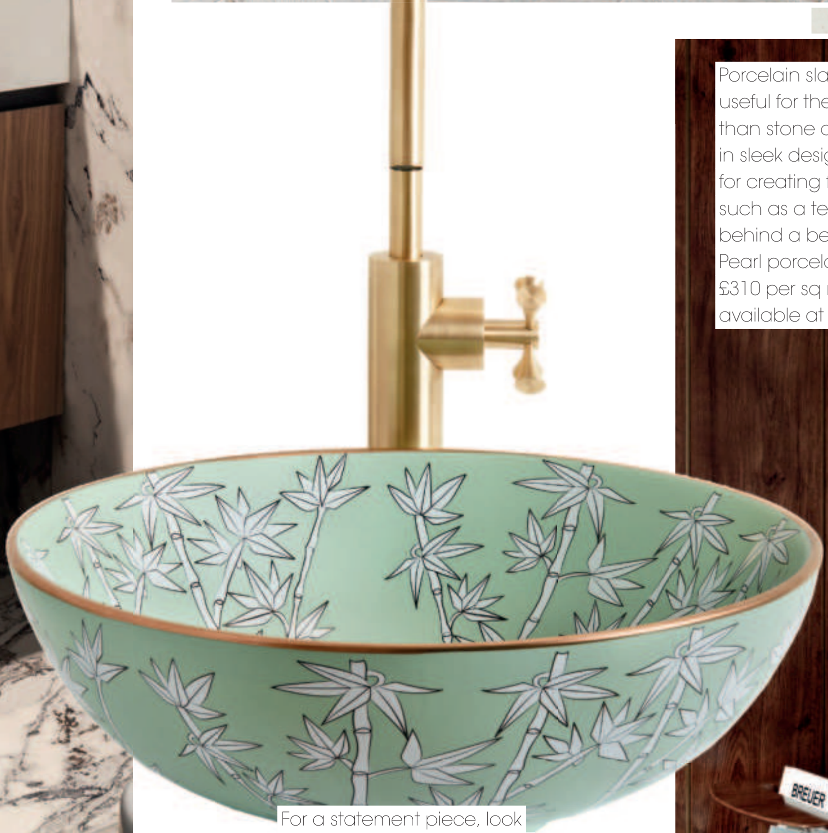
Add the warmth of wood to your bedroom without the draughts and regular maintenance with porcelain tiles. Suitable for underfloor heating, consider BoCoCa white wash chevron wood porcelain tiles, £45.95 per sq m, Walls & Floors.



Delicace and translucent, porcelain is a great material for lighting, emitting a soft peachy glow. Monty pendant in natural porcelain, £68, Pooky.



Porcelain slabs aren't only useful for the kitchen; lighter than stone and available in sleek designs, they're ideal for creating feature walls, such as a textural backdrop behind a bed. Luce Silver Pearl porcelain slab, from £310 per sq m, Sapienstone, available at Cullifords.



For a statement piece, look at London Basin Company's unique collection of hand-fired and glazed porcelain basins, which combine durability and beauty. Sophia basin, £899, and Jackson tap, £560, London Basin Company.

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DRAWING BOARD

Lily Lucas, creative director at Anderson Sinclair, and Mark Doble, lead designer and accessible kitchen specialist at Moorgate Kitchens, help a family create their perfect coastal-inspired open-plan kitchen-diner

Words: **Rachel Ogden**

The client

Nikki Kane, 43, founder of Press Loft, a marketing platform for interiors brands, lives with her husband Ben, owner of an external cleaning business, with their two children, Rose, 12, and Summer, 10, in a detached chalet house in West Sussex. They are renovating the whole four-bedroom property but would like help with the layout of the kitchen-diner and living area.

The space

To create their open-plan kitchen and living area, Nikki and Ben have removed four walls in what was previously a sitting room, bedroom and WC, and installed support beams around the space. This creates a rectangular room that's around 4m-wide x 7.8m-long, outside of any glazed areas, with a ceiling height of 2.3m.

THE WISHLIST

1 The family bought their new home because of its proximity to the beach and its light-filled rooms, but it needed modernisation. Its location has inspired the theme for the room: Nikki and Ben would like the kitchen to have a coastal boho beach vibe with a colour palette of sage and pale oak alongside rattan and brass.

2 Designers should avoid incorporating anything too nautical, such as anchor motifs or rope. On the couple's wishlist are low-maintenance Karndean flooring, a gas fire in the living area, a dining table and chairs, and comfortable furniture for lounging.

3 Nikki has bought light switches from Dowsing & Reynolds in brass, so would like the kitchen's fixtures to complement these.

4 The couple like modern unframed Shaker-style cabinetry with brass handles, and pale or wood-effect worktops, and are keen to include plenty of storage.

THE MOODBOARD

NEO3P gas stove 05, £3455, ACR Stoves. **acrstoves.com**

Bushboard Zenith laminate worktop in Trieste, from £599, Kitchen Worktops Online. **kitchenworktopsonline.co.uk**

Gold quadruple toggle switch, £47.99, Dowsing & Reynolds. **dowsingandreynolds.com**

Seagull, Secret Room, and Sunday Stroll eggshell, £29.50 for 750ml, Earthborn. **earthbornpaints.co.uk**

Rattan counter stool, £295, Rose & Grey. **roseandgrey.co.uk**

KP147 Coastline Oak flooring from the Knight Tile collection, from £29.99 per sq m, Karndean. **karndean.com**

THE BUDGET

£25,000, excluding installation ›

MEET THE DESIGNER

Lily Lucas is the creative director at Anderson Sinclair, where she specialises in space planning and adding drama to a design. She loves to create dream rooms for her clients.

NEED TO KNOW

SOURCEBOOK

Design Anderson Sinclair anderson-sinclair.co.uk
Furniture Mereway mereway.co.uk
Worksurfaces Dekton cosentino.com/en-gb
Appliances Caple caple.co.uk; Quooker quooker.co.uk

THE COSTS

Furniture	**£12,661.92**
Work surfaces	**£2738.76**
Appliances, sinks and taps	**£6907.47**
TOTAL	**£22,308.15**

SOLUTION *one*

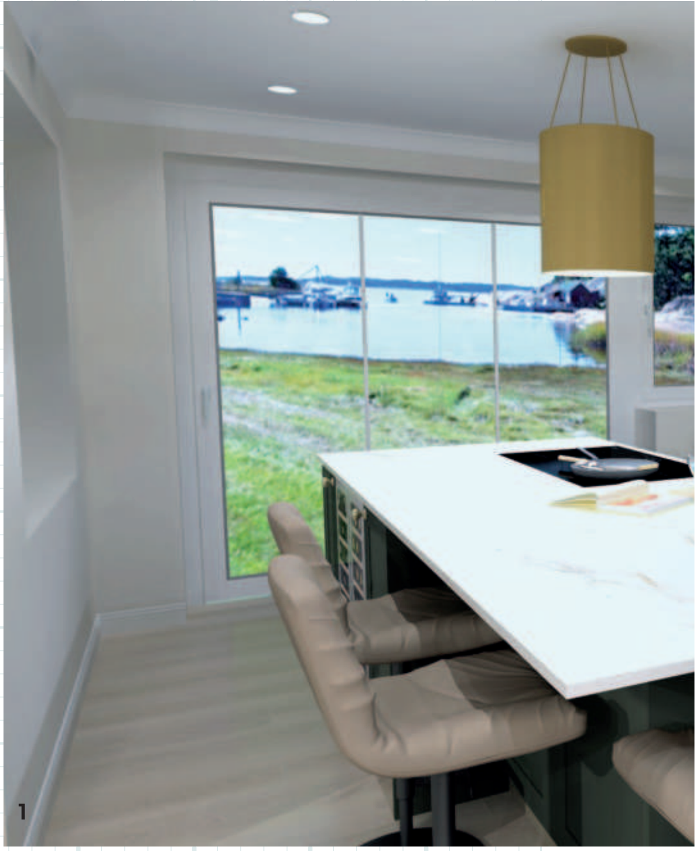
"Looking at Nikki and Ben's brief, my immediate focus was to design a beautiful light, bright and airy space. I decided to use a mixture of Shaker-inspired colours and a slab door. Mereway's Camberley door was ideal. I've selected a mixture of Midnight Green on the island and Pebble Grey on the tall units and sink run.

I've then paired this with one of Mereway's new eco-friendly Designer Plus slab doors in Light Walnut on the wall units and a pale oak cabinet interior. The worktops and splashback are Dekton Entzo – it's a surface that can withstand almost anything and it complements the brass handles and other accents used around the room.

I decided to use a tall open unit between the built-in ovens and fridge-freezer as I felt it broke the space down and gave the feeling of natural wood you find at the seaside. I also thought the use of different-toned woods helped reflect beach huts and gives the natural calming feel they're after.

I decided to add some seating to the island for the family to use when cooking, when the children are doing homework, or for entertaining, but in general to keep the layout flexible and allow it to be used however they want to. For the rest of the space, I designed a built-in dining area within the glazed area, plus a comfortable snug in the central space and a beautiful reading area in the sun bay. It allows for the family to spend time together or apart while still being in the same room.

I chose Caple appliances for their multiple features without some of the more well-known brands' price tags. I've included a large single oven plus a compact design that is an oven, a microwave and a steam oven – all save time, make healthier meals, and work well in busy family life. The induction hob and hanging gold extractor on the island create a central feature. Induction hobs are brilliant as most have large flexi zones for different pans when cooking, and are much safer when children are around."



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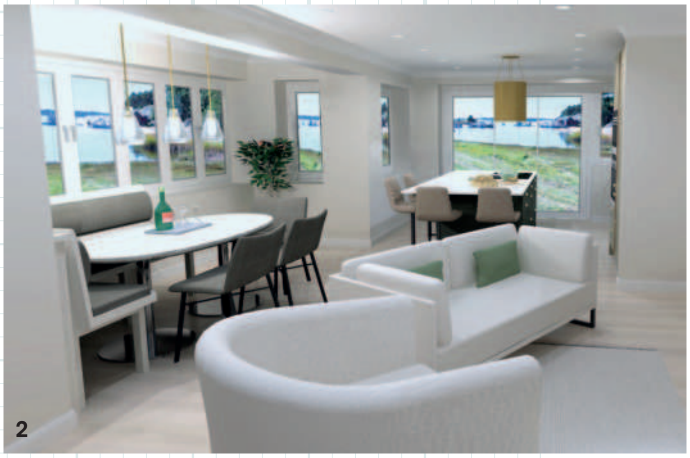

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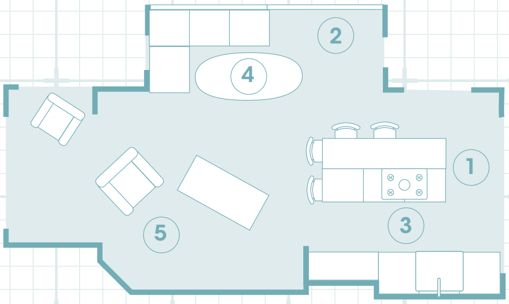
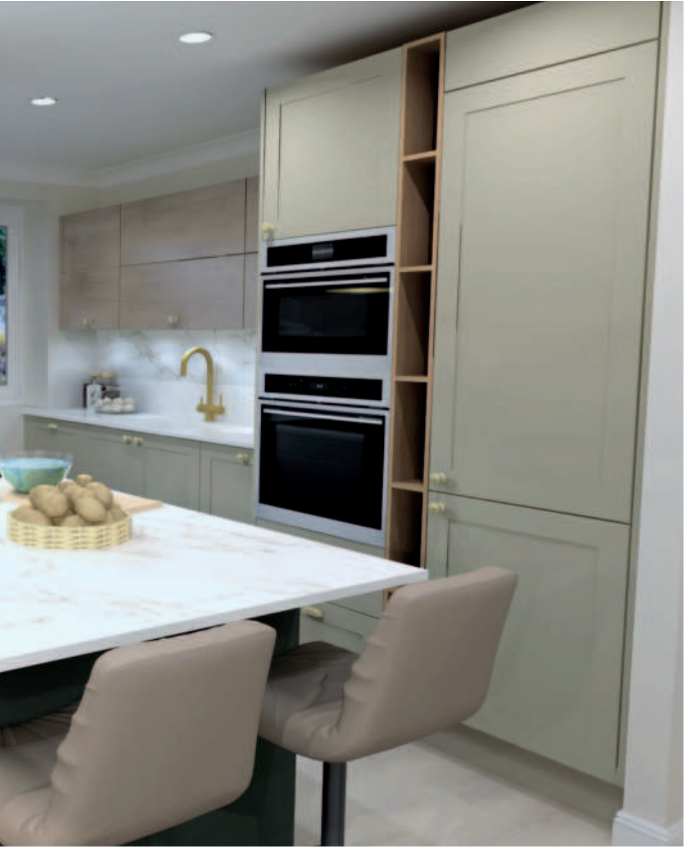


The PLANS

1 Island Reduced-depth cupboards below the breakfast bar help to boost storage space in the kitchen.
2 Light Large windows let sun stream into the room and offer garden views.
3 Cooking Above the hob, the feature extractor provides illumination as well as whisking away steam and cooking smells.
4 Dining area The table has been paired with comfortable bench seating.
5 Layout The kitchen forms a perfect working triangle between the appliances.



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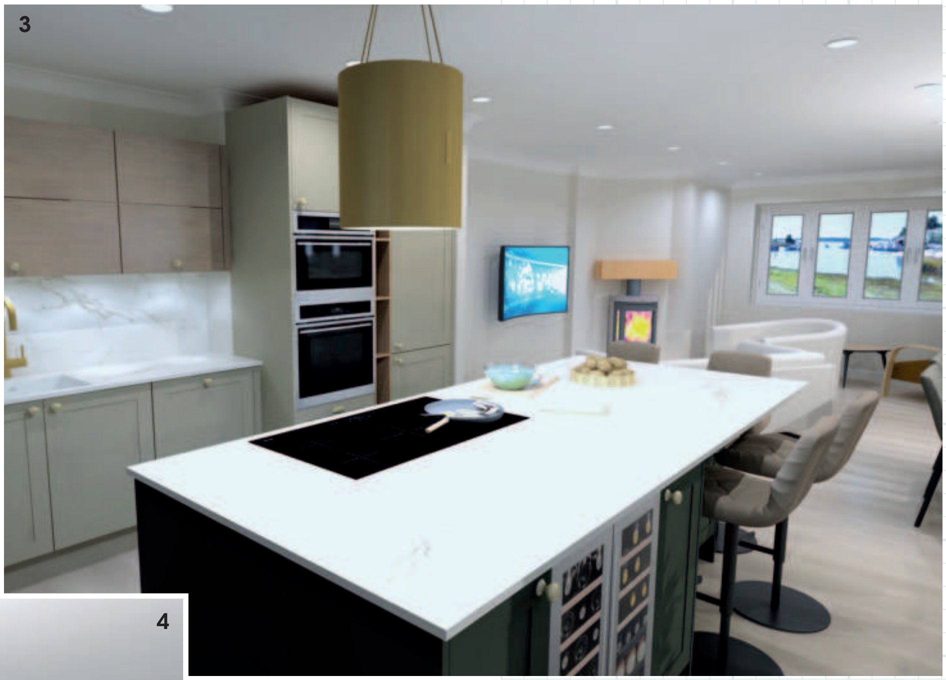

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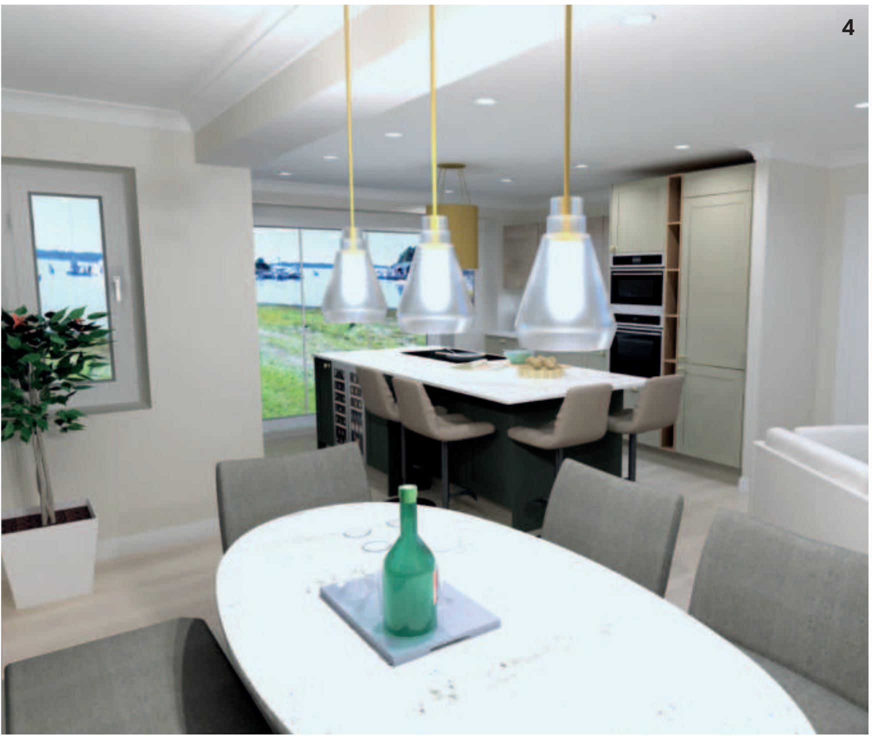

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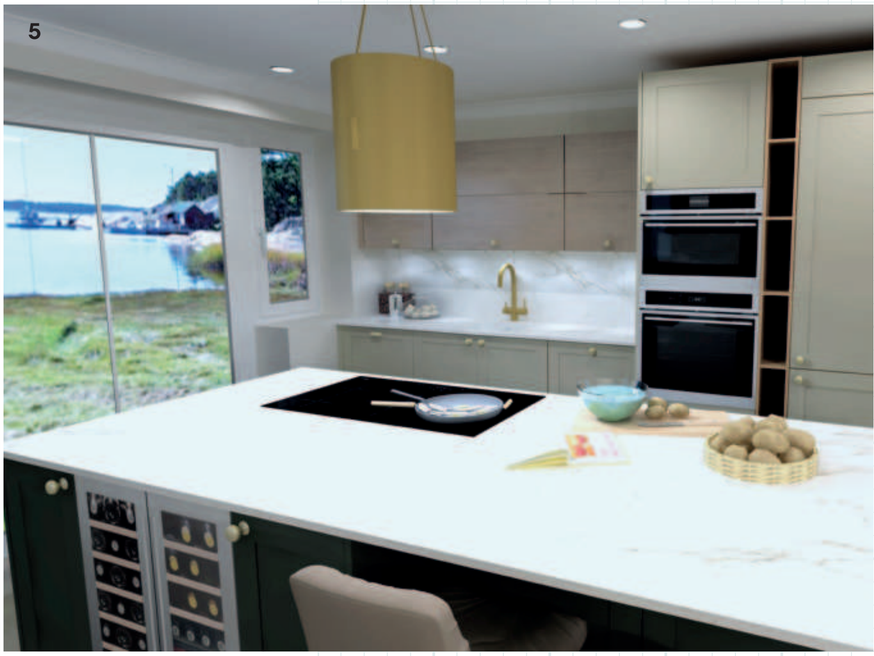


Nikki's VERDICT:

"Overall, we love this option, from the island with induction hob and sociable seating area – ideal for when we have friends over at the weekend or while the kids do their homework – to the robust worktop. We enjoy cooking so the kitchen needs to take a lot of wear and tear. The cupboards are exactly what we are looking for: modern yet coastal. Also, the layout means storage space is maximised with the full-height cupboards and wall-mounted units. The mixture of woods gives the lovely seaside feel we were looking for, but we would add a few elements of pale turquoise and rattan to bring in a boho element.

The appliance selection is good; we love an induction hob and the decorative extractor looks excellent. The dining area with the corner bench gives us maximum seating space and makes for a sunny eating area. The only downside is that we felt it doesn't make the most of a big window. We also love the idea of a reading nook towards the front of the house, especially at the start of the day as it gets the first sun." >

MEET THE DESIGNER

Mark Doble is the lead designer and accessible kitchen specialist at Moorgate Kitchens. Inspired from a young age by his parents' kitchen business, he began designing full time in 2009.

NEED TO KNOW

SOURCEBOOK

Design Moorgate Kitchens moorgatekitchens.co.uk
Furniture Symphony symphony-group.co.uk
Worktops K-Granite kgranite.com
Appliances Blanco blanco.com; Neff neff-home.com/uk; Quooker quooker.co.uk

THE COSTS

Furniture	**£16,000**
Worksurfaces and splashback	**£4500**
Appliances, sinks and taps	**£5500**
TOTAL	**£26,000**

SOLUTION *two*

“My first focus was on creating a coastal boho beach vibe in the kitchen by designing a free-flowing space. While the room is open plan, I wanted to create defined areas.

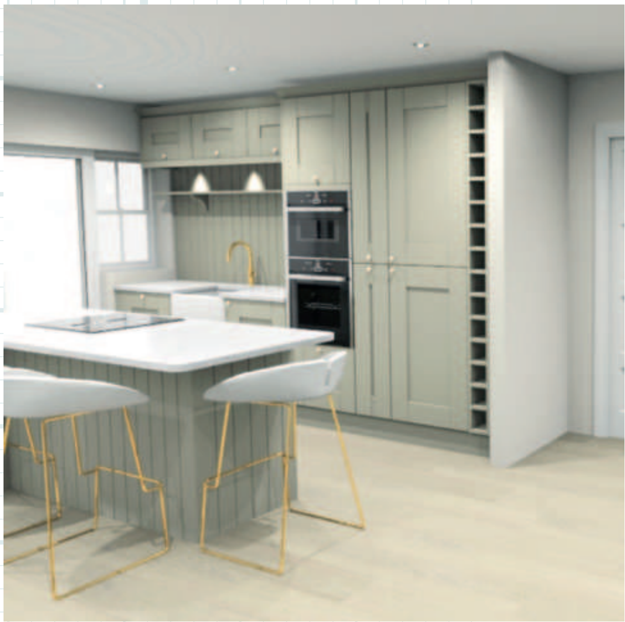
It was important that I kept practicality in mind by creating that perfect working triangle. I partially achieved this by placing the hob on the island. Pan drawers, a pull-out larder, and integrated bins are all to hand, and the cook doesn't have their back turned to any guests.

I wanted to use a natural colour palette to enhance the aesthetic, so I chose Symphony's Austin Shaker-style cabinetry, which is made from painted solid ash. The doors are available in 20 colours – I selected Sage. This helps to establish the feel of natural earthy tones as well as being an on-trend colour. I opted for brushed brass handles to complement the door and satisfy Nikki's original concept. Teamed with the Calcatta Vison quartz worktop, this gives a fresh, luxurious feel. The low-maintenance surface is durable enough to withstand a variety of everyday activities.

For the wet area, I chose a Belfast sink for classic appeal, paired with a gold Fusion Round tap from Quooker, which provides boiling, filtered, and chilled water. Combined with the Cube accessory, it can dispense sparkling water, too, which is perfect for both the kids and cooking.

Selecting appliances depends on personal lifestyle and how much you enjoy cooking. Choosing a Neff single Slide & Hide oven, teamed with a compact oven and microwave, gives the family two ovens, grills and a microwave rolled into just two appliances. On the island, I used a Neff vented induction hob to keep the design sleek and prevent any visual barriers, such an overhead extractor.

I finished by turning my attention to the glazed area. I wanted to add additional storage for any children's toys or items, but these units also double up as the perfect morning seat to enjoy a coffee and watch the waves crash in.”



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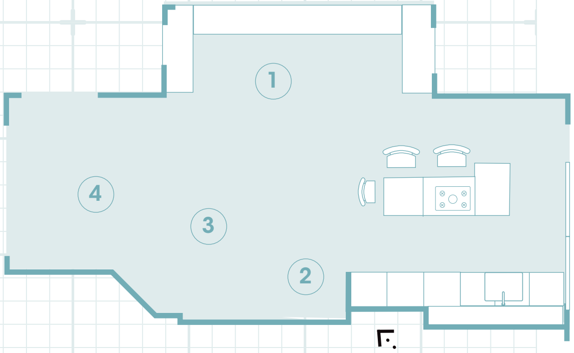
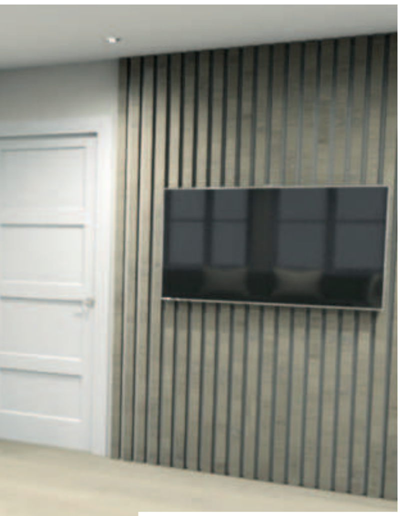
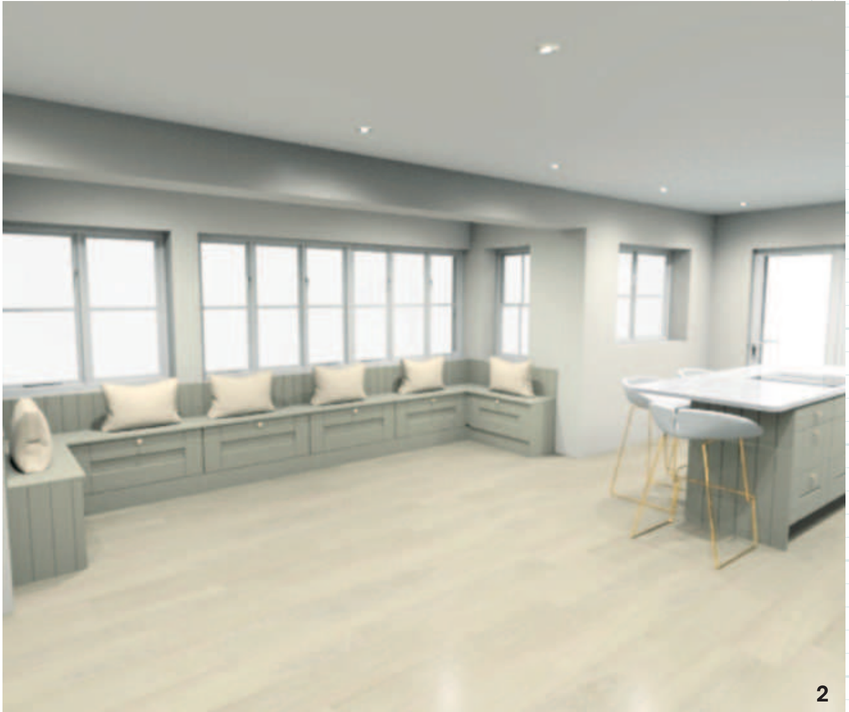


The PLANS

1 Open shelving A slim shelf is ideal for display, with integrated lighting illuminating it from above.
2 Accessible storage The working side of the island is comprised of drawers,while the seating in the glazed area also offers storage for toys or other essentials.
3 Appliances A fridge-freezer at the end of the run of cabinetry, two ovens, and an induction hob have been placed together for maximum efficiency.





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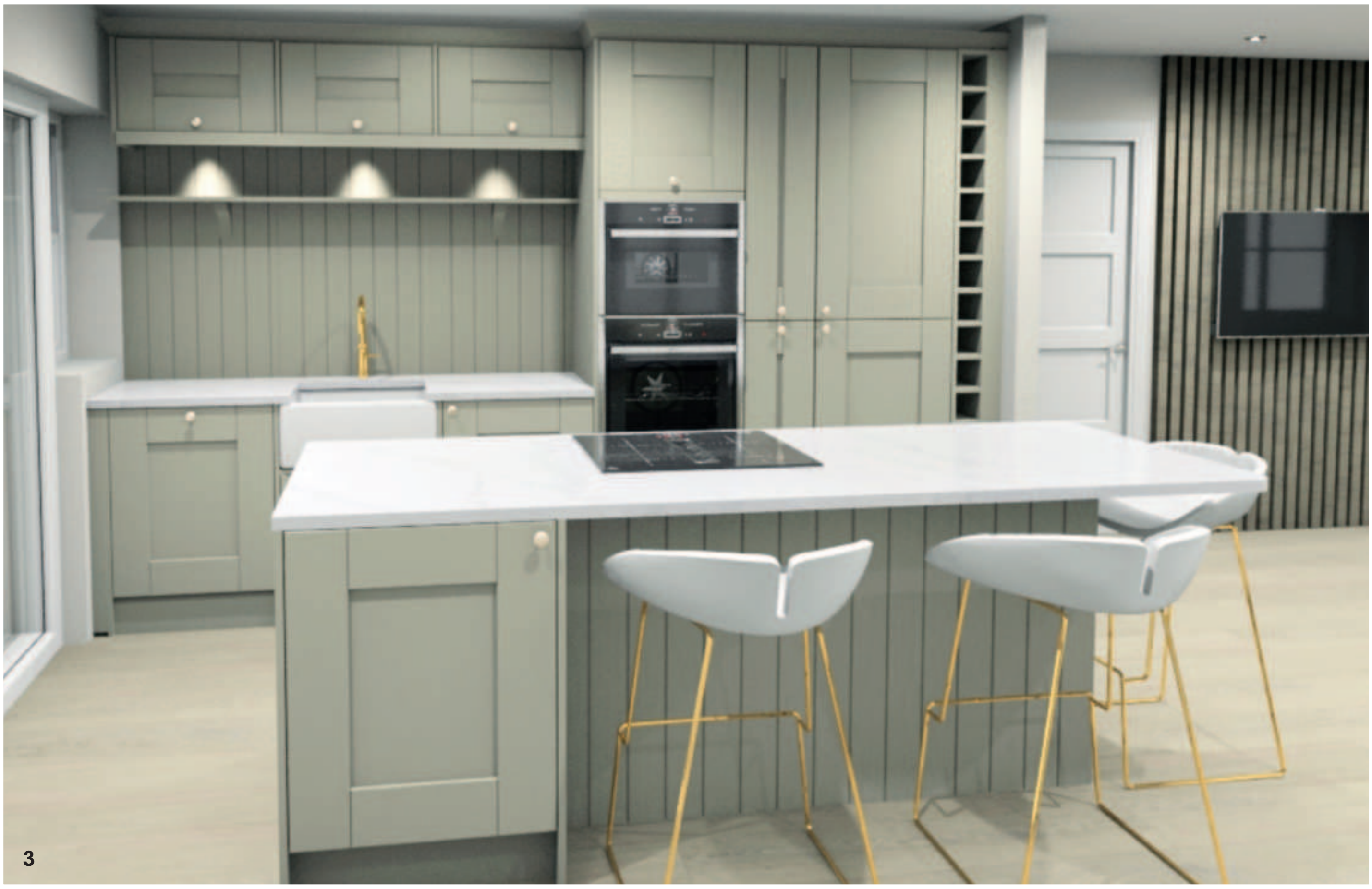


3

Nikki's VERDICT:

"The first thing we spotted was the lovely slatted wall for the TV, which is exactly the look we are going for. We would just add some seating in front to make the most of the fire. The central island is great for a sociable cooking experience but we would like to squeeze in another stool so the four of us can eat together. The choice of appliances is excellent, especially the oven, as it packs in a lot of versatility to a small space. The venting hob is something we hadn't considered – we love the idea of it removing the need for a large extractor fan. We felt that the butler sink gave it a country feel, so would swap for an inset sink. The built-in bench probably wouldn't be our choice as it isn't as comfortable or sociable as sofas, although it does provide lots of storage. The overall style of this design is lovely. We would add a few more elements to make it more boho but it has a nice sophisticated feel."

Before
YOU
START

HOW TO NAVIGATE BUILDING CONTROL

Ensuring your next project complies with building regulations is a vital part of the build process. Here's what you need to know to keep on track and get the all-important approval...

Words: **Yvette Filer**

One question that can leave you scratching your head when planning any renovation is whether you need building control approval. This is a sign off from a registered inspector that confirms whether your project complies with building regulations. It is different to applying for planning permission, which deals with land usage, appearance of your project, and the impact it will have on the area. Building regulations are a minimum set of technical standards set by the government which cover the construction, extension and alteration of most buildings.

"It affects many different aspects of construction and home improvement, from electrics and plumbing to windows and roof coverings, and doing any work without building control approval is likely to land you with a fine," warns Thomas Goodman, property and construction expert at Myjobquote.co.uk. "On top of that, you'll need to pay to fix any defective building work. So, whatever you're planning, check if you need building control approval."

Working with a CPS-registered tradesperson could save you time and money getting approval elsewhere. You can double check if someone is registered online by visiting the Competent Person Register (competentperson.co.uk). They must ensure their work is carried out correctly and have the necessary paperwork – including a completion certificate they should provide to you at the end of the job.

"Most building work and many types of home improvement work are notifiable, which means that you, your builder, or agent must notify building control before work starts, unless the work is carried out by installers registered with a Competent Person Scheme who can self-certify that their work is compliant," explains Anna Thompson, head of engagement at Local Authority Building Control.

"This is proof that your build or renovation work has been inspected and meets building regulations. You'll need this for insurance and mortgage purposes and if you decide to sell your home," adds Thomas.

There are two other routes you can take to apply for building control approval – via your local authority (labcfrontdoor.co.uk) or by using a private approved inspector. You'll find a directory of approved inspectors on the Planning Portal (planningportal.co.uk). It is also worth noting that the person carrying out the work has the choice of where to get approval. Ultimately, however, as the owner complying with building regulations is your responsibility. "Make sure your application has been submitted at least 48 hours before you start work, and longer if you want peace of mind," advises Anna.

"Building control isn't just there to make you jump through extra hoops, it's there to protect you from unsafe work and cowboy builders," adds Thomas. "Frequent site visits from building control will reassure you that every step of your build or extension is being done correctly and meets building regulations. Also building control surveyors can give you and your trades valuable advice to help things go smoothly. So, it's worth creating a good rapport with your local authority's building control team, right from the beginning of your project. KBB

Illustration: iStock.com / Soloma_Poppystyle

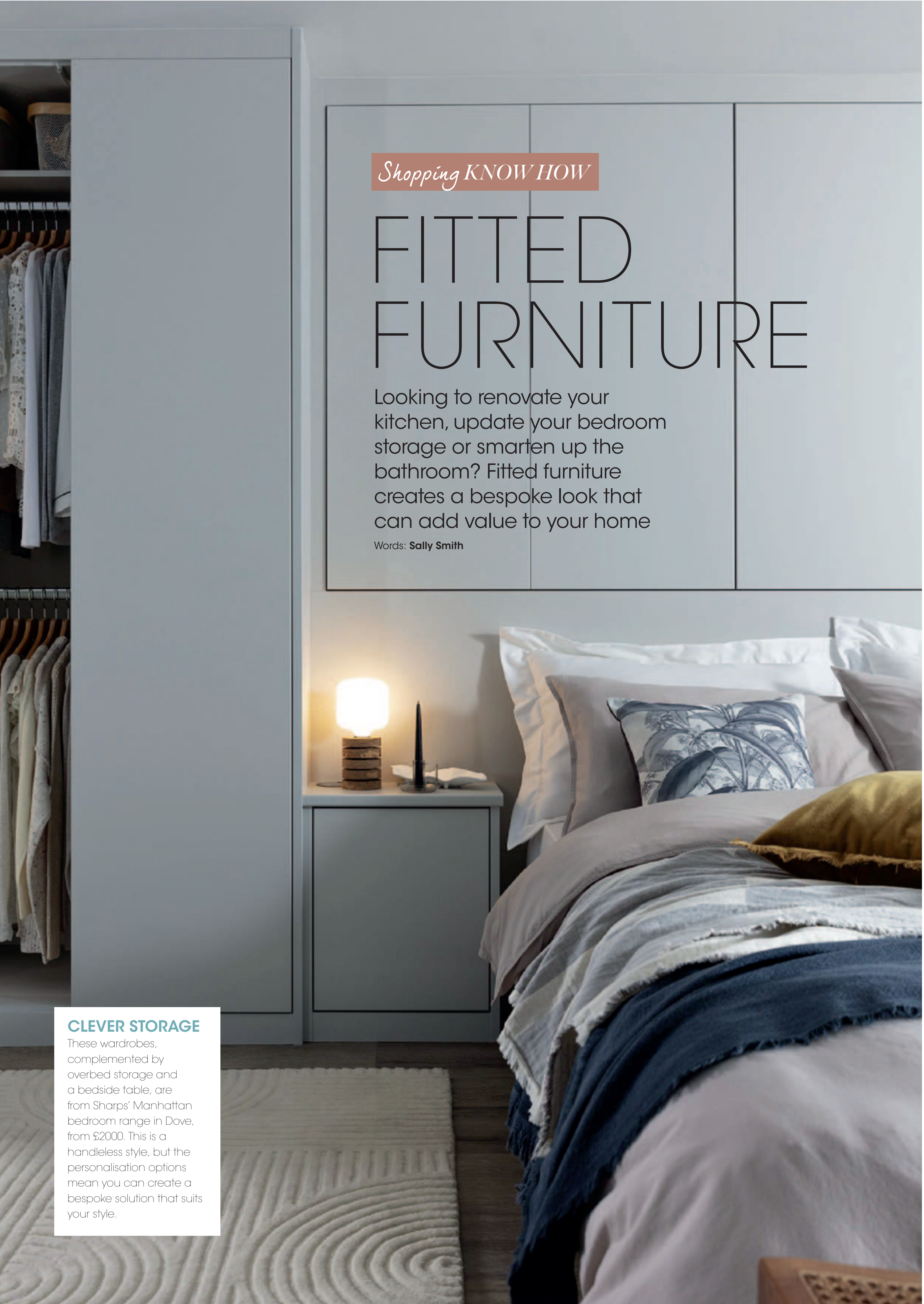
an
Business Planning

Shopping KNOW HOW

FITTED FURNITURE

Looking to renovate your kitchen, update your bedroom storage or smarten up the bathroom? Fitted furniture creates a bespoke look that can add value to your home

Words: **Sally Smith**



CLEVER STORAGE
These wardrobes, complemented by overbed storage and a bedside table, are from Sharps' Manhattan bedroom range in Dove, from £2000. This is a handleless style, but the personalisation options mean you can create a bespoke solution that suits your style.

Whatever your room dimensions, fitted furniture offers maximum storage without taking up too much floor area. It also allows you to work around any architectural features or unusual-shaped spaces to create a high-end designer look that will tie in perfectly with the interior decor of your home.

Kitchen companies offer a range of options for fitted cabinetry. If your budget allows, consider a completely tailor-made look with doors and carcasses created to your specific design and measurements. This is ideal for larger spaces where standard units may not be big enough. However, if you are looking for a more cost-effective option, consider a fitted kitchen using pre-fabricated ranges of cabinets and doors, typically made in a variety of sizes and designs. These units can then be mixed and matched to fit your space exactly, using plinths and fill-in panels to streamline the design and painted in a range of colours and finishes to personalise your look.

Bathroom companies offer a similar option with modular ranges to extend vanities, providing tall units and drawers which will maximise your storage. When it comes to the bedroom, specialist companies provide pre-made doors and internal fixtures to build wardrobes that will fit around chimney breasts, alcoves, and sloping ceilings and make the best use of any space.

A WFH SOLUTION

This bespoke desk area in an open-plan kitchen is finished in Farthing Pale, with a natural oak wooden top. It features drawers as well as open display shelving with integrated task lighting. Prices for a Humphrey Munson kitcchen start from £60,000.

SLEEK & SLIMLINE

The Burford range from Rhoper Rhodes is a modular collection with Shaker-style doors that includes infill panels and plinths. Available in six hand-painted finishes including Chalk White, it is shown here in Slate Grey. Priced around £1500.

A GLAMOUROUS CORNER

Shown here in a light Dove Grey matt laquer finish with Osborne & Little fabric panels, this fitted wardrobe from Neatsmith includes a cosy upholstered seat, as well as an Antique Bianco mirror backing and a glass shelf. Priced from £2800 per m. >

STREAMLINED CABINETRY

This bespoke fitted kitchen by Designspace London features tall units from the MH6 kitchen collection with a bronze metallised finish on the units and island. The work surface and splashback are made from Taj Mahal quartzite with a semi-honed finish. Prices start from £25,000.

If you are looking for a complete bedroom solution, there are numerous options to add dressing and bedside table units as part of the fitted wardrobe design. This is ideal if you are struggling to find freestanding furniture to fit your dimensions. If you are tight on floor area, consider extending the fitted wall units over the bed for extra storage.

For a completely bespoke solution, it's sometimes best to work with an interior designer who will design specific fitted furniture to meet your needs. They will often work with specialist joiners to create your dream kitchen, bedroom or bathroom. When working with a joiner, visit their workshops to check the quality of their furniture and request pictures of other installations they have completed.

A work-from-home space is a must nowadays, especially if you don't have room for a dedicated office. Luckily, almost any corner of the home can be transformed. Fitted kitchen and bedroom suppliers offer options to incorporate a custom desk into the design that provides an efficient and streamlined space to work in, with stylish shelves and drawers to store away files at the end of the day.

UNIQUE DETAILS

The island is from Kutchenhaus' Cascada 778 cottage-style fitted kitchen, shown here in Fjord Blue. It includes the XL – a unique corner display unit with shelving and extra storage. Prices for this bespoke unit start from £400.

TIMELINE OF WHAT TO EXPECT WHEN BUYING FITTED FURNITURE

It's always a good idea to put together as detailed a brief as possible, with a Pinterest board and pictures from magazines or online, plus samples of materials you like and details of the room's dimensions. Keep an open mind as the design progresses, as new ideas often make better use of the space.

DESIGN Take time to approve the plans of any fitted furniture, double checking both external measurements and internal details of wardrobes, vanity units, and cabinets.

TIMINGS Fitted furniture will take time to design and build, so factor this in when planning any project.

PAYMENT Expect to pay between 30 and 50% of the total price upfront as a deposit, and the remaining balance when all the snagging has been completed.

THE MODERN DRESSER

A contemporary Shaker-style fitted dresser from Tom Howley's Kavanagh collection, shown here in Avocado, includes a bar area, glazed cabinets, mirrored panel and Caesarstone Arabetto countertop with burnished brass handles. Kitchen prices start from £25,000.

STYLISH DINING

This space-saving bespoke banquette corner seating has been upholstered in a mustard yellow velvet fabric, which fits perfectly with the unique media unit and shelving above. Kitchens from Martin Moore start from £45,000.

A MULTI-PURPOSE BEDROOM

This made-to-measure fitted wardrobe with a multi-functional desk and drawers, plus high and low cabinetry, is part of Daval's Mayfair Furniture collection. Shown in a matt Marine Blue finish, prices start from £12,000.

ELEGANT DESIGN

This high-end vanity designed by Emma Merry Styling is made from moisture-resistant MDF painted in Farrow & Ball's Hague Blue. It features a Carrera marble-style quartz countertop and deep pull out drawers. Similar cabinetry would cost around £985. KBB

Next month... kitchen extension glazing

For stockists turn to p128

STOCKISTS

A

Abigail Borg abigailborg.com
Abode Living abodeliving.co.uk
ACR Stoves acrstoves.com
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AH Build ahbuild.co.uk
Anderson Sinclair anderson-sinclair.co.uk
Annie Sloan anniesloan.com
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Axor axor-design.com

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C

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Cullifords geraldculliford.co.uk
Cult Furniture cultfurniture.com

D

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Daval daval-furniture.co.uk
Day True daytrue.com
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Drummonds drummonds-uk.com
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EF

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Eve evesleep.co.uk
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Fired Earth firedearth.com
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GH

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Hypnos hypnosbeds.com/uk

IJ

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John Cullen Lighting johncullenlighting.com
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Jysk jysk.co.uk

KL

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OP

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Porter Bathroom porterbathroom.com
Portland Decorating & Design portlanddecorating.co.uk
Portmeirion portmeirion.co.uk
Preedy Glass preedyglass.com
Prestigious Textiles prestigious.co.uk

QR

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Rebecca Udall rebeccaudall.com
Ripples Bathrooms ripplesbathrooms.com
Roca roca.com
Rockett St George rockettstgeorge.co.uk
Roper Rhodes roperrhodes.co.uk
Rose & Grey roseandgrey.co.uk
Rothschild & Bickers rothschildbickers.com
Roundhouse roundhousedesign.com
Rowen Homes rowenhomes.com
RT Glass Design rtglassdesign.com

S

Samantha Watkins McRae samwatkinsmcrae.com
Samsung samsung.co.uk
Scooms scooms.com
Sharps sharps.co.uk
The Shower Lab theshowerlab.com
Silentnight silentnight.co.uk
Slumberdown slumberdown.co.uk
Smeg shop.smeguk.com
Soho Home sohohome.com
Soozy Barker soozybarker.co.uk
Sophie Allport sophieallport.com
Spark & Bell sparkandbell.com
Speights lighting at home lightingathome.co.uk
Splashing Out Bathrooms splashingoutbathrooms.co.uk
Sweetpea and Willow sweetpeaandwillow.com
Swoon swooneditions.com
Symphony symphony-group.co.uk

T

The Tap End thetapend.design
Tempur uk.tempur.com
Thomas Sanderson thomas-sanderson.co.uk
Tiles and Mosaics tilesandmosaics.co.uk
Time4Sleep time4sleep.co.uk
Tom Howley tomhowley.co.uk
Tori Murphy torimurphy.com

VW

V-Zug vzug.com
Vado vado.com
Valspar valsparpaint.co.uk
Vaughan vaughandesigns.com
Victoria Plum victoriaplum.com
Visual Comfort & Co visualcomfort.com
Walls and Floors wallsandfloors.co.uk
Walton & Co waltonshop.co.uk
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Waterworks waterworks.com
West One Bathrooms westonebathrooms.com
Woodchip & Magnolia woodchipandmagnolia.co.uk

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DON'T FORGET...
Cut out and keep

KITCHENS
BEDROOMS &
BATHROOMS

PROJECT CHECKLIST ☑

BEFORE YOU START

☐ Assess your space
☐ Think about what you'd like to achieve
☐ Set a budget
☐ Allow for a contingency budget – at least 10%
☐ Research design styles you like
☐ Create a moodboard
☐ Come up with a prospective design brief
☐ Research planning regulations in your area (planningportal.co.uk)
☐ Talk to neighbours about your plans to renovate (if it may affect them)
☐ Check in with building control
☐ Choose whether to live on site or move out
☐ Prepare temporary living arrangements
☐ Pack and decide where to store belongings
☐ Draw up your ideal timeline

PLANNING THE BUILD

☐ Decide on a build route (architect, designer, DIY, design and build company, builder, joiner etc.)
☐ Research reputable professionals in your area
☐ Ask friends and family for recommendations for professionals
☐ Source at least three quotes for each professional you plan to use (designer, plumber, electrician, joiner etc.)
☐ Visit their previous work
☐ Decide on which professionals to hire
☐ Finalise plans
☐ Seek the advice of a structural engineer
☐ Apply for planning permission
☐ Adjust plans if necessary to gain planning consent
☐ Seek site insurance if required
☐ Get planning approval
☐ Decide on a project manager
☐ Consult with builders on ordering materials
☐ Place orders for glazing, doors, skylights
☐ Decide on a plumber/electrician
☐ Decide if you'll DIY
☐ Finalise your timeline
☐ Hire skip and portaloo

PLANNING THE INTERIOR

☐ Measure up
☐ Research the style of interior design you like
☐ Visit showrooms, shops, and design shows/exhibitions
☐ Compile a wishlist
☐ Create a moodboard
☐ Research interior designers if required
☐ Seek quotes for at least three design professionals and decorating trades and research their previous work
☐ Hire chosen professionals
☐ Design internal layout
☐ Question whether you can reuse any existing fittings
☐ Dispose of old fittings responsibly
☐ Decide on suppliers for kitchen/bedroom/bathroom fittings – comparing prices for each type
☐ Liaise between design and construction professionals to ensure all are working to the same brief
☐ Finalise internal layout
☐ Decide on decorating scheme, including flooring
☐ Design lighting scheme
☐ Hire painter and decorator
☐ Hire electrician
☐ Ensure all mains outlets are where you need them
☐ Place orders for new fixtures, fittings, furniture, appliances
☐ Keep a record of delivery schedules

DURING THE BUILD

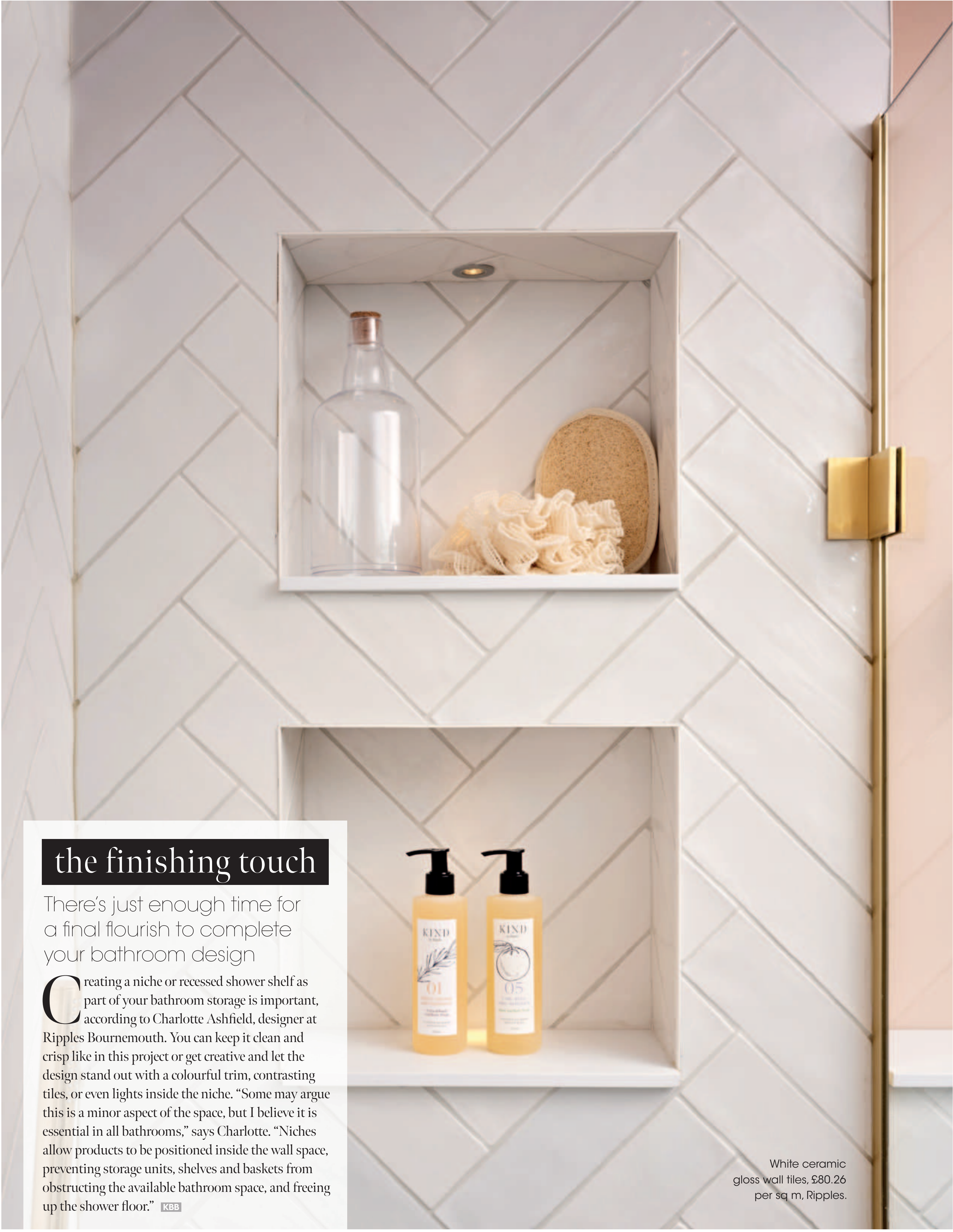
☐ Check in with building control regularly
☐ Plan frequent site visits
☐ Schedule regular meetings with project manager/builder/architect
☐ Construction of new space
☐ Fit glazing, doors, skylights
☐ Fit new plumbing and heating
☐ Fit new electrics
☐ Plastering
☐ Lay flooring
☐ Apply wallcoverings
☐ Fit new fixtures and fittings
☐ Ensure stages are completed as planned

FINISHING TOUCHES

☐ Decorate
☐ Place furniture
☐ Accessorise
☐ Select and fit window treatments
☐ Discuss snagging with your builder and architect/designer
☐ Update home and contents insurance
☐ Check all payments are in order

You're done – welcome home!

VISIT **THESETHREEROOMS.COM/PROJECTPLANNER** FOR EVEN MORE IDEAS AND ADVICE FOR YOUR RENOVATION



White ceramic gloss wall tiles, £80.26 per sq m, Ripples.

the finishing touch

There's just enough time for a final flourish to complete your bathroom design

Creating a niche or recessed shower shelf as part of your bathroom storage is important, according to Charlotte Ashfield, designer at Ripples Bournemouth. You can keep it clean and crisp like in this project or get creative and let the design stand out with a colourful trim, contrasting tiles, or even lights inside the niche. "Some may argue this is a minor aspect of the space, but I believe it is essential in all bathrooms," says Charlotte. "Niches allow products to be positioned inside the wall space, preventing storage units, shelves and baskets from obstructing the available bathroom space, and freeing up the shower floor." KBB

Words: **Vicki Evans** For stockists turn to **p128**

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